Warranty Deed

Karen Johnson Davidson County
Batch# 363005 DEEDWARR
02/25/2020 02:40:35 PM 2 pgs
Fees: $13.00 Taxes: $296.00
20200225-0021043

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07/06/2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Brian Hutchens
Affiant

Subscribed and sworn to before me, this the 19th day of February, 2020.

Notary Public

My commission expires: 07/06/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
SSE Investors, LLC	New Owner	072-09-0-108.00
2810 Gear Street		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PRIME NASHVILLE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SSE INVESTORS LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 900 Burchwood Ave, a Horizontal Property Regime with Private Elements of record at Instrument No. 20200214-0017391, as amended in First Amendment at Instrument No. 20200220-0018987, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Dennis H. Gann and wife, Rebecca J. Gann by Warranty deed from Wilma D. Gann Canaday, unmarried of record in Book 10879, page 126 Register's Office for Davidson County, Tennessee, dated March 19, 1998 and recorded on April 08, 1998.

Being a portion of the same property conveyed to Prime Nashville, LLC, a Tennessee Limited Liability Company by Warranty deed from Dennis H. Gann and wife, Rebecca J. Gann of record in Instrument No. 20191216-0129721 Register's Office for Davidson County, Tennessee, dated December 13, 2019 and recorded on December 16, 2019.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JAT-20-9108

The address of the herein described property is believed to be 900B Burchwood Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 19th day of February, 2020.

Prime Nashville, LLC, a Tennessee Limited Liability Company

By: _____
Jarred McNeal, Sole Member

STATE ~~OF~~ TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jarred McNeal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Prime Nashville, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 20th day of February, 2020.

_____
Notary Public

My Commission Expires: 5/3/21

