Register Return To:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067
21-1-089

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$1,325,000.00** (One Million Three Hundred Twenty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 15th day of June, 2021.

NOTARY PUBLIC MY COMMISSION EXPIRES:

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON
(NOTARY SEAL)

Karen Johnson Davidson County
Batch# 657771 **DEEDWARR**
06/16/2021 11:19:50 AM 2 pgs
Fees: $13.00 Taxes: $4,902.50

20210616-0081305

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Prestige PMC, LLC 1213 B Tremont Street Nashville, TN 37212-2433	**SAME AS NEW OWNER**	10501021100

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RANDALL LEONARD, UNMARRIED** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PRESTIGE PMC, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Tract 1: Being the southerly 100 feet of Lot No. 53 on the Plan of Boyd Ament Tract, of record in Book 21, page 83, Register's Office for Davidson County, Tennessee, described as follows: Said southerly part of Lot No. 53 fronts 78 feet on the northerly side of Edgehill, formerly Pendleton Street, and runs back between parallel lines, with the westerly margin of 14th Avenue South, formerly Lucas Street, 100 feet to a dead line.

Tract 2: Being part of Lot No. 53 on the Plan of Boyd Ament Tract, of record in Book 21, page 83, said Register's Office, and part of 14th Avenue South as closed by Council Resolution No. 78-1119 and described according to a disposition survey of Thomas B, Lee, dated 3-6-79, as follows: Beginning at a point in the southerly margin of Alley No. 435 at the common corner of Lots 53 and 54; thence with margin of said alley South 77 deg. 22' East, 98.38 feet; thence South 7 deg. 39' West, 59.13 feet to a point; thence North 82 deg. 32' West, 98.00 feet to a point; thence North 7 deg. 39' East, 68.00 feet to the point of beginning.

Being the same property conveyed to Randall Leonard, unmarried, by deed from Ronald Lee Keith, unmarried, of record in Instrument No. 20011108-0123191, dated October 31, 2001 and recorded on November 8, 2001, Register's Office for Davidson County, Tennessee.

Being also known as 1300 Edgehill Avenue, Nashville, Tennessee 37212.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1300 EDGEHILL AVENUE** **NASHVILLE, TN 37212**

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), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2021056109

WITNESS, this 15th day of June, 2021

Randall Leonard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of June, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Randall Leonard** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 15th day of June, 2021.

Notary Public

Commission Expires:

