WARRANTY DEED

STATE OF
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Perren E. Fizer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF OCTOBER, 2011.

LaTrece McAdoo
Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

LaTrece McAdoo State of Tennessee Notary Public My Comm. Exp. 3/3/2014 Davidson County

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142

Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PTE Development, LLC	PTE Development, LLC	072-10-192
(NAME) 1118 Delmas Avenue	(NAME) 2479 Murfreesboro Rd #162	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville Tn 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Perren E. Fizer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PTE Development, LLC, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 31 on the Plan of Eastmoor Place, as of record in Book 547, page 177 and 178, Register's Office for said County.

Said Lot No. 31 fronts 56 feet on the southerly margin of East Delmas Avenue and extends back between parallel lines measuring 234.3 feet to a dead line in the rear measuring 56 feet thereon.

Being the same property conveyed to Clark E Fizer and Perren E Fizer, by deed of record in Instrument No. 20020618-0073871, Register's Office for Davidson County, Tennessee. The said Clark E Fizer having since died.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1118 Delmas Avenue, Nashville, TN 37216

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110067765 DEEDWARR
Recvd: 10/28/11 14:17 2 pgs
Fees:13.00 Taxes:444.00

20111028-0084113

Witness my hand this 19th day of October, 2011.

Perren E. Fizer

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Perren E Fizer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of October, 2011.

Commission expires:

Notary Public

