Davidson County	DEEDWARR
Recvd: 05/23/16 14:40	3 pgs
Fees:18.00 Taxes:2016.13	
20160523-0051532	

WARRANTY DEED

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

State of Tennessee
County of ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $544,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~20th~~ 23rd day of May, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) SEP 2 0 2016

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Justin M. Balko and Allison L. Balko	New Owner	092130K00100CO
(NAME)	(NAME)	
3323 - A Park Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **P & P Development, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Justin M. Balko and Allison L. Balko, husband and wife,** 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 *Unit A* as shown in Exhibit "B" on the Plan of 3323 Park Cottages, a Horizontal Proeprty Regime with Private Elements of record in Instrument No. 20151014-0104573, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to Lone Oak, LLC from Phonzie W. Brown, married by Warranty Deed dated May 14, 2015 of record in Instrument No. 20150518-0045225, Register's Office for Davidson County, Tennessee. Lone Oak, LLC conveyed their interest to P & P Development LLC by Quitclaim Deed dated November 12, 2015 and recorded November November 16, 2015 in Instrument No. 20151116-0115783, Register's Office for Davidson County, Tennessee. Further being a part of the same property conveyed to Phonzie W. Brown from Samuel J. Faust, married, by Warranty Deed dated July 19, 2013 and record July 22, 2013 in Instrument No. 20130722-0075752, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all matters shown of record in Plat book 57, page 160, said Register's Office.
Subject to Declaration of Covenants, Conditions and Restrictions of record in 20151014-0104573, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3323 - A Park Ave., Nashville, TN 37209
(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.

Witness my/our hands this 20th day of May, 2016.

P & P Development LLC

By: _____ By: _____

Paul L. Riggan, Member, Partner

Paul M. Ziady, Partner

State of Tennessee
County of Davidson

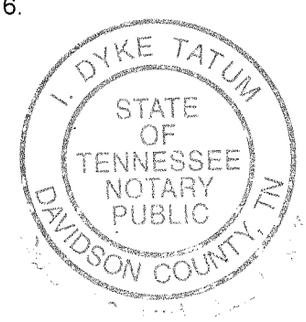
Personally appeared before me, a notary public in and for the state and county aforementioned, **Paul L. Riggan** and **Paul M. Ziady** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be **Partners** of P & P Development, LLC and that they as such **Partners** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by themselves as **Partners.**

WITNESS my hand and seal this 20th day of May, 2016.

_____

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

File No.: 16-Balko



True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19

Notary' Seal (if on paper)

