BILL GARRETT, Davidson County
Trans:T20160064931 DEEDWARR
Recvd: 07/28/16 10:20 2 pgs
Fees:13.00 Taxes:2035.00
20160728-0077703

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1220

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **PMPJ Properties, Inc.,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Music City Investments, LLC,** , hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being the East half of Lot No. 2 on the Plan of the McCall Heirs Subdivision of Lot 14 et al in Sigler's Plan, as of record in Plat Book 161, page 61, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the South side of Sigler Street and runs back between lines, 206.5 feet on the East line and 206 feet, more or less, on the West line, along the East line of the property conveyed to L.T. Holt and wife, by deed of record in Book 1116, page 58, said Register's Office, to an alley in the rear on which it measures 50 feet.

Being the same property conveyed to PMPJ Properties, Inc. by deed from Godfrey Oguno and wife, Eloise Wood-Oguno, dated July 31, 2003, of record in Instrument No. 20030821-0121172, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1211 Sigler Street, Nashville TN, 37203.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 27th day of July, 2016.

PMPJ Properties, Inc.

BY: Janet Shands, President

BY: Pearl G. Sims, Secretary

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Janet Shands, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the President of PMPJ Properties, Inc., and that she is authorized to execute this instrument, and that she has executed this instrument on behalf of PMPJ Properties, Inc. as President.

Witness my hand and official seal on this date 27th day of July, 2016.

Notary Public
My Commission expires: 5 - 8

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Pearl G. Sims, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that she executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Secretary of PMPJ Properties, Inc., and that she is authorized to execute this instrument, and that she has executed this instrument on behalf of PMPJ Properties, Inc. as Secretary.

Witness my hand and official seal on this date 27th day of July, ~~2016~~.

Notary Public
My Commission expires: 5 - 8

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

State of Tennessee .)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 550,000.00.**

Affiant

Sworn and subscribed before me on this ~~the~~ 27th day of July, 2016.

Notary Public

My Commission Expires: 11/13/17

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Music City Investments, LLC 177 Crescent Drive Collierville, TN 38017	Owner	93-13-268.00