Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT701002A1

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20170010720 DEEDWARR
Recvd: 02/06/17 10:12 2 pgs
Fees:13.00 Taxes:1221.00
20170206-0012191

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of February, 2017.

Notary Public

My commission expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2018

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
PNI, LLC, a Tennessee Limited Liability Company		
106 Howard Woody Drive	106 Howard Woody Drive	073-06-0A-001.00-CO (Unit A) 073-06-0A-002.00-CO (Unit B)
LaVergne, TN 37086-5267	LaVergne, TN 37086-5267	

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, **JEFF G. LAVALLEE, UNMARRIED (incorrect in prior deed as Jeff G. Lavalee)**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PNI, 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 in Davidson County, Tennessee, being Units A and B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 2811 Cooper Lane, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161130-0125513 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeff G. Lavalee, unmarried by Warranty deed from George and Supak B. Hale Trustees under the Revocable Trust Agreement of George and Supak B. Hale dated June 21, 2011 of record in Instrument No. 20140801-0069200 Register's Office for Davidson County, Tennessee, dated July 29, 2014 and recorded on August 01, 2014, and Scrivener's Affidavit recorded on 20150324-0025289.

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.

This is improved property known as 2811 & 2813 Cooper Lane, Nashville, TN 37216.

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 3rd day of February, 2017.

J. G. Lavallee by Attorney in Fact.

Jeff G. Lavallee by James Clinton Bunn
his attorney-in-fact

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 James Clinton Bunn, as attorney in fact for Jeff G. Lavallee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 3rd day of February, 2017.

Notary Public

My Commission Expires: 7-3-17

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017