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WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170019748 DEEDWARR
Recvd: 03/08/17 08:47 2 pgs
Fees: 13.00 Taxes: 3330.00
20170308-0022661

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $900,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2017

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

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
PLP LLC	SAME	09211029200
(NAME)	(NAME)	
533 Church Street, Suite 275		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37219		
(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, I, **Barbara A. Rogowski Kent, M.D.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **PLP 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. 128 of Block 10 on the plan of Murphy Land Company's Division "B", a plan showing said property divided into lots blocks is of record at Book 161, Page 126, Register's Office for said County, but does not show the blocks divided into lots, and described according to a printed copy of an unregistered plan, as follows:

Said Lot No. 128 of Block 10 fronts 50 feet on the westerly margin of 21st Avenue North, formerly Vanderbilt Avenue, and extends back between parallel lines, parallel with and 256 feet north of the northerly margin of Murphy Avenue, 168 feet to an alley.

Being the same property conveyed to Barbara A. Rogowshi Kent M.D. by deed dated October 31, 2002 from Leary Advertising, Inc. of record in Instrument No. 20021112-0139894 and corrected by Deed dated 02-21-17 and recorded in Instrument No. 20170308-0022660, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 341 21st Ave. North, Nashville, TN 37203
(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 2nd day of March, 2017.

Barbara A. Rogowski Kent, M.D.

State of Tennessee
County of Davidson

Personally appeared before me Barbara A. Rogowski Kent, M.D., with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of March, 2017.

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

File No.: 17-341-21st

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN