Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
17T1709 0226L8A

Bill Garrett Davidson County
Batch# 2131 DEEDWARR
09/19/2017 09:41:19 AM 2 pgs
Fees: $13.00 Taxes: $751.10

20170919-0095663

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $203,000.00

Affiant

Subscribed and sworn to before me, this 14th day of September, 2017.

Notary Public

My commission expires:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

**THIS INSTRUMENT WAS PREPARED BY**
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **PNI, LLC** | **NEW OWNER** | **06110021000** |
| **106 HOWARD WOODY DRIVE** | | |
| **LAVERGNE, TN 37216** | | |

FOR AND IN 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 ACKNOWLEDGE, WE,

**Phillip Poyner, a married man, Adam Carney, a married man, and James Luscinski, a married man**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**PNI, 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. 3 in the Plan of Re-subdivision of Lots 102 and 103 Maplewood Heights, as of record in Plat Book 5190, page 298, said Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Phillip Poyner, Adam Carney, and James Luscinski, by Warranty Deed from Russell Ernest Freeman, a married person, dated September 16, 2016, of record in Instrument No. 20160920-0098690, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Russell Ernest Freeman, joined by Gwendolyn M. Freeman, by Warranty Deed from Cindy Bethuy and Dennis Bethuy, dated March 1, 2002, of record in Instrument No. 20020315-0032809, Register's Office for Davidson County, Tennessee.

**Said property was never the primary residence of the grantors or their spouses, therefore they do not enter into the execution of this instrument.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

Easement for Sanitary Sewers and/or Storm Drainage and Water Lines

All matters as shown on the plat of record in Plat Book 5190, page 298, Register's Office for Davidson County, TN, including any and all revisions, corrections and/or amendments thereto of record.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4012 Edwards Avenue, 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 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 in 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 hand(s) this 18 day of September, 2017.

Phillip Poyner

Adam Carney

Jim Lucinski

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Phillip Poyner and Adam Carney, and James Luscinski, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of September, 2017.

NOTARY PUBLIC

My Commission Expires: 8/8/18