WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VTT80200040A

Bill Garrett Davidson County
Batch# 63483 DEEDWARR
02/28/2018 10:56:03 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20180228-0018745

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $340,000.00.

Affiant

Subscribed and sworn to before me this 21st day of February, 2018.

Notary Public
My Commission expires

(Affix Seal)

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

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
PNI, LLC	SAME	09207030000
2323 McGavock Pike		
Nashville, TN 37216		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Skyline Properties, LLC, a Tennessee Limited Liability Company and Genesis Investment Properties, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, do hereby bargain, sell, convey and confirm unto **PNI, LLC,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

All that certain parcel of land situated in the county of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 and the northerly 50 feet of Lot No. 11 (previously and erroneously stated as Lot 17) of the Harding Lytle Tract, as of record in Plan Book 1, Page 95, Chancery Court at Nashville, described according to a survey made by Z.J. Wilkinson, Surveyor, October 19, 1938, as follows:

Beginning on the easterly margin of 19th Avenue North, formerly Walnut Street, at an iron pin 210 feet south of the southerly margin of Hermosa Street; thence with the easterly margin of 19th Avenue North, southwardly 100.0 feet to a stake; thence eastwardly 151.0 feet to a stake; thence northwardly 91.0 feet, more or less, to the southerly margin of Hamilton Street, thence with said street, westwardly 22.0 feet more or less, to the easterly line of Lot No. 12; thence with said line, northwardly 10.0 feet more or less, to the southerly line of Lot 13; thence with said line south 62 degrees 15' west 135.0 feet to the beginning, included in the above described property but specifically excluded herefrom is Lot No. 12 as shown on the above referenced map in Plan Book 1, Page 95, Chancery Court at Nashville.

Being the same property conveyed to Skyline Properties, LLC and Genesis Investment Properties, LLC, by Warranty Deed from John Munn dated September 21, 2017 of record in Instrument Number 20171010-0103967, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09207030000, which are not due until 10/1/2018.
- Subject to all matters as shown on the Plan of record in Plat Book 1, Page 95, Register's Office for Davidson County, Tennessee.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: 822 19th Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 26, 2018.

Skyline Properties, LLC

By: Devan McClish, Authorized Member

GENESIS INVESTMENT PROPERTIES LLC

By: Jordan Buie, Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Devan McClish, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the authorized member of Skyline Properties LLC, a Tennessee Limited Liability Company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 26, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jordan Buie, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged that he is the authorized member of Genesis Investment Properties, LLC, a Tennessee Limited Liability Company, the maker, that he is authorized by the maker to execute the within instrument on its behalf, and who acknowledged that he executed the within instrument, on behalf of the maker, for the purposes therein contained.

WITNESS my hand and Official Seal at office this February 26, 2018

My commission expires 5-3-2021

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY