Bill Garrett Davidson County Batch# 104255 DEEDWARR 06/13/2018 03:37:30 PM 4 pgs Fees: $23.00 Taxes: $1,665.00 20180613-0056945	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $450,000.00. Affiant Subscribed and sworn to before me, this the 13th day of June, 2018. Notary Public My Commission Expires: 3/8/2021

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, Tennessee 37203

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
PNE Investment, LLC 1201 Gallatin Pike North Madison, TN 37115	43-5-139.00	New Owner

WARRANTY DEED

THIS INDENTURE, made and entered into this 13th day of June, 2018, by and between **KMJ, LLC**, a Tennessee limited liability company (hereinafter referred to as the "Grantor"), and **PNE INVESTMENT, LLC**, a Tennessee limited liability company (hereinafter referred to as the "Grantee").

FOR AND IN CONSIDERATION of the sum of TEN AND NO DOLLARS($10.00), cash in hand paid by the Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Grantor has bargained and sold, and by these presents does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, that certain real property, lying and being in the County of Davidson, State of Tennessee (the "Property"), and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 3, 4, 5, & 6 on the map of Kennaston Estates, Block "B", of record in Book 843, page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

INCLUDED BUT EXCLUDED from the above described property is that portion conveyed to the state of Tennessee in Right-of-way Deed of record in Book 2494, page 99, said Register's Office.

Being the same property as that conveyed to KMJ, LLC, a Tennessee limited liability company by Special Warranty Deed from Gerald J. McFarland and Melissa J. McFarland, a married couple, dated September 30, 2014, recorded October 2, 2014, of record in Instrument No. 20141002-0091224, Register's Office for Davidson County, Tennessee.

This is improved property located at: 712 Gallatin Pike North, Madison, TN 37115

TO HAVE AND TO HOLD, the Property, together with all the appurtenances, estate, title, interest and hereditaments thereto belonging to Grantee, its successors and assigns forever. Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor subject to: (1) Taxes and assessments for the year 2018 and subsequent years, which are not yet due and payable. (2) All matters on the Map of Kennaston Estates, of record in Book 843, page 83, Register's Office for Davidson County, Tennessee. (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Strom Drainage of record in Book 3341, page 354, Register's Office for Davidson County, Tennessee. (4) Terms, provisions, covenants, conditions, restrictions and easements provided in Right-of-way deed to the State of Tennessee of record in Book 2494, page 99, Register's Office for Davidson County, Tennessee. (5) Terms, provisions, stipulations, limitations, guarantees, covenants, conditions, restrictions and easements provided in deed of record in Instrument No. 20141002-0091224, Register's Office for Davidson County, Tennessee, and (6) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Restrictive Covenants in deed of record in Book 1248, page 168; Register's Office for Davidson County, Tennessee

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 13th day of June, 2018.

GRANTOR:

KMJ, LLC,
a Tennessee Limited Liability Company

By: _____
Mehran Janbakhsh, Member

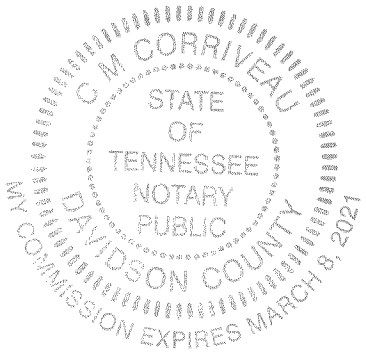
By: _____
Mahan Janbakhsh, Member

201806130056945

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mehran Janbakhsh and Mahan Janbakhsh, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be a Members of KMJ, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Members being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of KMJ, LLC, by the said Mehran Janbakhsh and Mahan Janbakhsh as its Members.

WITNESS my hand and Notarial Seal this 13th day of June, 2018.



L. M. [illegible]
Notary Public
My Commission Expires: 3/8/2021

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY