THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 104305 DEEDWARR
06/14/2018 08:43:35 AM 2 pgs
Fees: $13.00 Taxes: $564.25

20180614-0056997

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
PNI, LLC P.O. Box 160372 Nashville, Tennessee 37216	– Same As New Owner –	034-13-0-123.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **JAMES BAKKE AND WIFE, LORI BAKKE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **PNI, LLC**, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Being Lot No. 35, Block "B" in East Lawn, of record in Plat Book 547, Page 153-154, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Bakke and wife, Lori Bakke by Warranty Deed from Brandon Jaynes, an unmarried man of record on April 25, 2018, at Instrument No. 20180425-0038707, Davidson County Register of Deeds.

This property is commonly known as **123 McKinley Street, Nashville, TN 37115**.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 12 day of **June**, **2018**:

James Bakke

Lori Bakke

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JAMES BAKKE AND LORI BAKKE**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12 day of June, 2018:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $152,500.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12 DAY OF JUNE, 2018:

Notary Public

My Commission Expires: 5/31/22

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON