WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT180800359

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-18-22 (AFFIX SEAL)

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
PNI, LLC	PNI, LLC	SEE LEGAL DESCRIPTION
(NAME)	(NAME)	
PO Box 160372	PO Box 160372	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Nashville TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 135551 DEEDWARR
08/31/2018 10:52:33 AM 3 pgs
Fees: $18.00 Taxes: $2,960.00

20180831-0086595

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **Jeffrey D. Stone, A Single Man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PNI, LLC,** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Map and Parcels: 081-14-0-031.00; 081-14-0-179.00; 018-14-0-029.00; 081-14-0-177.00; 081-14-0-178.00; 081-14-0-030.00

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Map and Parcel 081-14-0-031.00
Land in Davidson County being Lot No. 8A on the Plan of Zone Lot Division of Lots 7, 8, 9, and 10 in the F.T. Holman Subdivision, of record in Plat Book 161, Page 2, as amended of record in Plat Book 6250, page 447, Register's Office for said County, to which plan references is hereby made for a more complete and accurate description.

The Recording of the Plan of Zone Lot Division of Lots 7, 8, 9, 10 in the F.T. Holman Subdivision of record in Plat Book 6250, Page 447, amends the recording of Lots 7, 8, 9 & 10, on the plan of F.T. Holman Subdivision as of record in Plat Book 161, Page 2, Register's Office Davidson County, Tennessee.

Being the same property conveyed to David Stone by Warranty Deed from Barbara Polk Ray, Trustee of the Barbara Polk Ray Revocable Living Trust u/a/d September 27, 2005, recorded on February 2, 2017, of record in Instrument No. 20170202-0011085, Register's Office for Davidson County, Tennessee. Jeffrey D. Stone and David Stone are one and the same person.

Being the same property conveyed to Barbara Polk Ray Revocable Living Trust, Barbara Polk Ray, Trustee, by Quitclaim Deed, from Barbara Polk Ray, recorded on May 1, 2013, of record in Instrument No. 20130501-0043569, Register's Office for Davidson County, Tennessee.

Map and Parcel 018-14-0-179.00
Land in Davidson County, Tennessee being Lot No. 8B on the Plan of Zone Lot Division of Lots 7, 8, 9, and 10 in the F.T. Holman Subdivision, of record in Plat Book 6250, Page 447, Register's Office for said County, to which plan references is hereby made for a more complete and accurate description.

The Recording of the Plan of Zone Lot Division of Lots 7, 8, 9, 10 in the F.T. Holman Subdivision of record in Plat Book 6250, Page 447, amends the recording of Lots 7, 8, 9 & 10, on the plan of F.T. Holman Subdivision as of record in Plat Book 161, Page 2, Register's Office Davidson County, Tennessee.

Being the same property conveyed to David Stone by Warranty Deed from Barbara Polk Ray, Trustee of the Barbara Polk Ray Revocable Living Trust u/a/d September 27, 2005, recorded on February 2, 2017, of record in Instrument No. 20170202-0011085, Register's Office for Davidson County, Tennessee. Jeffrey D. Stone and David Stone are one and the same person.

Being the same property conveyed to Barbara Polk Ray Revocable Living Trust, Barbara Polk Ray, Trustee, by Quitclaim Deed, from Barbara Polk Ray, recorded on May 1, 2013, of record in Instrument No. 20130501-0043567, Register's Office for Davidson County, Tennessee.

Map and Parcel 081-14-0-029.00

Land in Davidson County, Tennessee being Lot No. 10A on the Plan of Zone Lot Division of Lots 7, 8, 9, and 10 in the F.T. Holeman Subdivision, of record in Plat Book 6250, Page 447, Register's Office for said County, to which plan references is hereby made for a more complete and accurate description.

The Recording of the Plan of Zone Lot Division of Lots 7, 8, 9, 10 in the F.T. Holman Subdivision of record in Plat Book 6250, Page 447, amends the recording of Lots 7, 8, 9 & 10, on the plan of F.T. Holman Subdivision as of record in Plat Book 161, Page 2, Register's Office Davidson County, Tennessee.

Being the same property conveyed to David Stone by Warranty Deed from Barbara Polk Ray, Trustee of the Barbara Polk Ray Revocable Living Trust u/a/d September 27, 2005, recorded on February 2, 2017, of record in Instrument No. 20170202-0011085, Register's Office for Davidson County, Tennessee. Jeffrey D. Stone and David Stone are one and the same person.

Being the same property conveyed to Barbara Polk Ray Revocable Living Trust, Barbara Polk Ray, Trustee, by Quitclaim Deed, from Barbara Polk Ray, recorded on May 1, 2013, of record in Instrument No. 20130501-0043570, Register's Office for Davidson County, Tennessee.

Map and Parcel 081-14-0-177.00

Land in Davidson County, Tennessee being Lot No. 10B on the Plan of Zone Lot Division of Lots 7, 8, 9, and 10 in the F.T. Holman Subdivision, of record in Plat Book 6250, Page 447, Register's Office for said County, to which plan references is hereby made for a more complete and accurate description.

The Recording of the Plan of Zone Lot Division of Lots 7, 8, 9, 10 in the F.T. Holman Subdivision of record in Plat Book 6250, Page 447, amends the recording of Lots 7, 8, 9 & 10, on the plan of F.T. Holman Subdivision as of record in Plat Book 161, Page 2, Register's Office Davidson County, Tennessee.

Being the same property conveyed to David Stone by Warranty Deed from Barbara Polk Ray, Trustee of the Barbara Polk Ray Revocable Living Trust u/a/d September 27, 2005, recorded on February 2, 2017, of record in Instrument No. 20170202-0011085, Register's Office for Davidson County, Tennessee. Jeffrey D. Stone and David Stone are one and the same person.

Being the same property conveyed to Barbara Polk Ray Revocable Living Trust, Barbara Polk Ray, Trustee, by Quitclaim Deed, from Barbara Polk Ray, recorded on May 1, 2013, of record in Instrument No. 20130501-0043568, Register's Office for Davidson County, Tennessee.

Map and Parcel 081-14-0-178.00

Being Lot Number 9B, Zone Lot Division of Lots 7, 8, 9, and 10 of F.T. Holman Subdivision of record in Plat Book 161 at Page 2, and as amended in Plat Book 6250 at page 447, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description.

Being the same property conveyed to Jeffrey D. Stone, an unmarried man, by Warranty Deed from Wenford Barnes and Nettie B. Barnes, Husband and Wife, recorded on October 23, 2017, of record in Instrument No. 20171023-0108143, corrected on record on January 10, 2018 in Instrument No. 20180110-0003121, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Wenford Barnes by deed from Secretary of Housing and Urban Development of record in Book 8235, Page 554, dated January 18, 1990 and recorded on November 12, 1990, Register's Office for Davidson County, Tennessee.

Nettie B. Barnes, spouse of Wenford Barnes, joins in this conveyance to relinquish any and all rights, especially marital rights, which she may have in said property, by virtue of the marriage.

Map and Parcel 081-14-0-030.00

Land in Davidson County, Tennessee, being Lot No. 9-A on the Plan of Zone Lot Division Lots 7, 8, 9, and 10 in the F.T. Holman Subdivision of record in Plat Book 161, Page 2, as amended in Book 6250, Page 447, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 9-A front 24.95 feet on the Southerly margin of West Heiman Street and extends back between parallel lines 150.0 feet to a dead line in the rear, measuring 24.95 feet thereon.

Being the same property conveyed to Jeffrey D. Stone, a single man by Warranty Deed from Frederick Leonard, Married, recorded on October 10, 2017 of record in Instrument No.20171010-0103519, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Frederick Leonard by Warranty Deed from Frederick H. Talbot, Trustee and Sylvia R. Talbot, Trustee of the Frederic and Sylvia Talbot Revocable Living Trust of record in Instrument No. 20140527-0045197, Registers Office for Davidson County, Tennessee, dated May 22, 2014 and recorded May 27, 2014.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This is improved Property known as 2501, 2503, 2507, 2505, 2509, and 2511 Heiman Street, Nashville, TN 37208.

This is: Improved property, known as 2501 2503 2505 2507 2509 & 2511 Heiman Street Nashville TN 37208

(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 our hands 08/29/18.

Jeffrey D. Stone By Peggy Jo Stone Attorney-in-Fact

Jeffrey D. Stone By: Peggy Jo Stone Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Peggy Jo Stone, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Attorney in Fact for Jeffrey D. Stone, the within named bargainor, and she as such Attorney in Fact being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Jeffrey D. Stone by herself as said Attorney In Fact.

Witness my hand and official seal on 08/29/18.

Notary Public

My Commission Expires: 7-6-20

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY