WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 149270 **DEEDWARR**
10/04/2018 03:34:05 PM 2 pgs
Fees: $13.00 Taxes: $562.40

20181004-0098799

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $152,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 2ND DAY OF OCTOBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/20

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5046B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Amalfi Renovation & Design, LLC	NEW OWNER	119-06-0-085.00
1304 Calvin Ave	1304 Calvin Ave	
Nashville, TN 37206	Nashville, TN 37206	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

P & K REAL ESTATE INVESTMENT GROUP, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AMALFI RENOVATION & DESIGN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE(S), 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. 24 on the Plan of Sterling Subdivision, Section One of record in Plat Book 1424, Page 97, 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. 24 fronts 60 feet on the Northerly side of Lutie Street and extends back between the parallel lines 158.4 feet on each side to a line on the rear, on which it measures 60 feet.

Being the same property conveyed to P & K Real Estate Investment Group, a Tennessee General Partnership by Warranty deed from J P Properties, a Tennessee General Partnership of record in Instrument No. 20050401-0035790 Register's Office for Davidson County, Tennessee, dated March 31, 2005 and recorded on April 01, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 78 Lutie Street, Nashville, TN 37210

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 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BBP-18-78

Witness my hand on the 2nd day of October, 2018.

P & K Real Estate Investment Group

BY: Elizabeth J Barnes Authorized Agent

Elizabeth J. Barnes, Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Elizabeth J. Barnes, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is an authorized agent of P & K Real Estate Investment Group a Tennessee general partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand and official seal, this 2nd day of October, 2018.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 18-5046B
RECORD & RETURN TO:
COMPASS LAND TITLE, LLC
278 Franklin Road, Ste. 190
Brentwood, TN 37027