Karen Y Johnson Davidson County
Batch# 151039 **DEEDWARR**
10/12/2018 09:42:07 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20181012-0101322

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 11TH DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 11/29/20 (AFFIX SEAL)

TINA T. HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PNI, LLC		052 01 0 117.00
P.O. Box 160382 (ADDRESS)	(NAME) (ADDRESS)	052-01-0-118.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Ana Romero and husband, Jose Santos Canoles, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PNI, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TWO TRACTS OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

TRACT NO. 1:

BEING LOTS 1 AND 2 ON THE PLAN OF MADISON REALTY COMPANY' S SUBDIVISION AS OF RECORD IN BOOK 547, PAGE 164, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TRACT NO. 2:

BEING THE WESTERLY 8 FEET ON LOT NO.1 OF BLOCK A ON THE PLAN OF CRITTENDEN ESTATES, AS OF RECORD IN BOOK 974, PAGE 69, REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 1 FRONTS THE NORTHERLY SIDE OF NEELYS BEND ROAD AND RUNS BACK BETWEEN ROAD AND RUNS BACK BETWEEN PARALLEL LINES 165 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ANA ROMERO, MARRIED AND JOSE A. MARTINEZ FLORES, UNMARRIED, BY CASH DEED FROM THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT OF WASHINGTON, D.C., OF RECORD IN INSTRUMENT NO. 20080729-0077465; AND BEING THE SAME PROPERTY AS FURTHER CONVEYED TO ANA ROMERO, MARRIED BY QUITCLAIM DEED FROM ANA ROMERO, MARRIED AND JOSE A. MARTINEZ FLORES, UNMARRIED, IN REGISTER' S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

JOSE SANTOS CANOLES JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE SUBJECT TO PROPERTY TAXES FOR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 233 Neelys Bend Road, Madison, TN 37115
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 11th day of October, 2018.

Ana Romero

Ana Romero

Jose Santos Canoles

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ana Romero and husband, Jose Santos Canoles, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of October, 2018.

Mary Birthright

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072