Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 1809 0045

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
PNI, LLC
106 Howard Woody Drive
La Vergne, TN 37086
SEND TAX BILLS TO:
PNI, LLC
P.O. Box 160372
Nashville, TN 37216

Karen Y Johnson Davidson County
Batch# 151061 **DEEDWARR**
10/12/2018 10:15:43 AM 2 pgs
Fees: $13.00 Taxes: $610.50

20181012-0101352

WARRANTY DEED

(Map 043 05, Parcel 0242.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **REAL DESTINY, LLC, A Tennessee Limited Liability Company**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **PNI, LLC, A Tennessee Limited Liability Company**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot Nos. 21 and 22, on the Plan of Cedarcrest Estates, Block D, according to plat and survey of same appearing of record in Plat Book 974, page 15, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Real Destiny, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Music City Holdings, LLC, dated May 23, 2018, of record in Instrument No. 20180529-0051060, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 974, page 15, in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 654 Delaware Avenue, Madison, TN 37115.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantors covenant with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2018 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 11th day of October, 2018.

Real Destiny, LLC

BY: _____
Gabrielle Garner, Sole Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gabrielle Garner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the Sole Member of Real Destiny, LLC, the within named bargainors, a limited liability company, and that she as such Sole Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company as such Gabrielle Garner.

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

_____
Notary Public

My Commission Expires: **AUGUST 22, 2021**

(SEAL)

HANNAH J BOLLINGER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 11th day of October, 2018.

_____
Notary Public

My commission Expires: _____

File No. 20180828

AUGUST 22, 2021

HANNAH J BOLLINGER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY