Karen Y Johnson Davidson County
Batch# 151541 **DEEDWARR**
10/15/2018 03:21:21 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20181015-0102118

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, is $750,000.00 (Seven Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 10th day of October, 2018.

NOTARY PUBLIC MY COMMISSION EXPIRES:

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022 (NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
PMA Pennsylvania, LLC 600 12th Avenue South #1801 Nashville, TN 37203	**PMA Pennsylvania, LLC** **600 12th Avenue South #1801** **Nashville, TN 37203**	10501054700

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BRADLEY D. WILLIAMS AND BRIAN A. COURTNEY, MARRIED TO EACH OTHER,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **PMA PENNSYLVANIA, LLC, AN INDIANA 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:

Being Lot No. 44 on the Plan of Southside Park, Section 1, of record in Book 4460, Page 61, Register's Office for Davidson County, Tennessee.

Said Lot No. 44 fronts 59.0 feet on the westerly side of 12th Avenue South and extends back 147.7 feet on the northerly line and 146.0 feet on the southerly line to a 10 - foot alley in the rear, measuring 59.0 feet thereon.

Being the same property conveyed to Bradley Williams, unmarried and Brian Courtney, unmarried, by deed from Hilltop Management, LLC, of record in Instrument No. 20090903-0082908, dated August 19, 2009 and recorded September 9, 2009, Register's Office for Davidson County, Tennessee. Bradley D. Williams and Brian A. Courtney are now married to each other.

Being also known as 1011 12th Avenue South, Nashville, Tennessee 37203.

Bradley Williams and Bradley D. Williams are one and the same person.
Brian Courtney and Brian A. Courtney are one and the same person.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: **1011 12TH AVENUE SOUTH** **NASHVILLE, TN 37203**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number.

GTE File: 2018095040

WITNESS, this 10th day of October, 2018

Bradley D. Williams

Brian A. Courtney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of October, 2018, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Bradley D. Williams and Brian A. Courtney** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 10th day of October, 2018.

Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020