Karen Y Johnson Davidson County
Batch# 151852 DEEDWARR
10/16/2018 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $407.00
20181016-0102618

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

BRANDON W. LIPPMAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF Sumner
The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of October, 2018.

Notary Public
My commission expires: 10-26-19

05-1809-67382

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
PNI, LLC P. O. Box 160372 Nashville, TN 37216	New Owner	051-01-0-037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Alan R. Jarzynka, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **PNI, LLC**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land situated in the 11th Civil District of Davidson County, Tennessee, being Lot No. 67, on the unrecorded plat entitled Due West Valley Acres, and described according to a survey thereof made by H. R. Swann, Jr., Surveyor, April 20, 1946, as follows:

Said Lot No. 67 fronts 100 feet on the southerly side of Due West Avenue and runs back 501.8 feet on the westerly line, being a broken line, and 500 feet on the easterly line to a line in the rear measuring 100 feet thereon.

Being the same property conveyed to Alan R. Jarzynka and wife, Deborah R. Jarzynka by deed from Joan L. Van Buhler and Nancy A. Reece, dated April 19, 2001, recorded April 23, 2001, of record in Instrument No. 20010423-0039889, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Alan R. Jarzynka by Quitclaim Deed from Deborah R. Jarzynka, dated November 16, 2012, recorded November 20, 2012, of record in Instrument No. 20121120-0106984, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1019 Due West North, Madison, TN 37115.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 15th day of October, 2018.

Alan R. Jarzynka

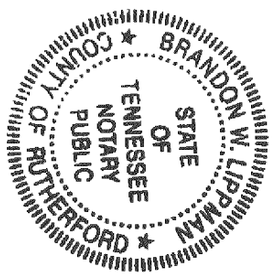
STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Alan R. Jarzynka**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand this 15th day of October, 2018.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19



True Copy Certification

I, **Brandon Lippman**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, **Janice Shepherd**, a notary public for this county and state, **Brandon Lippman** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JANICE SHEPHERD
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

My Commission Expires: 9-15-2020