Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Y Johnson Davidson County
Batch# 155118 **DEEDWARR**
10/30/2018 12:03:42 PM 2 pgs
Fees: $13.00 Taxes: $407.00

20181030-0107353

39-B
File #18-1381

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Lewis Baird Graham, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **PNI, LLC, a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lots 9 and 10 and the north 25 feet of Lot No. 11 and the north 125 feet of the west 50 feet of Lot No. 14 of Block "M" on the Revised Plan of Power and Roth's Madison Park Subdivsion, as of record in Book 843, page 7, Register's Office for said County.

Said lots and part of said lots front 125 feet on the easterly side of Lanier Avenue (Idlewild Drive) and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Lewis Baird Graham, unmarried by deed from Kenneth Y. McMillan, unmarried, dated October 5, 2005, of record in Instrument No. 20051019-0125980, Register's Office for Davidson County, Tennessee. Lewis Baird Graham is married but his spouse or issue has never resided in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 731 Idlewild Drive, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 26th day of October, 2018

Lewis Baird Graham

State of Tennessee)
County of Davidson)

On this 26th day of October, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Lewis Baird Graham, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 110,000.00.**

Affiant

Sworn and subscribed before me on this the 26th day of October, 2018.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
PNI, LLC PO BOX 160372 Nashville, TN 37216	NEW OWNER	052-01-0-311.00