Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT181100498

Karen Y Johnson Davidson County
Batch# 174672 DEEDWARR
12/17/2018 10:17:09 AM 2 pgs
Fees: $13.00 Taxes: $675.62
20181217-0122289

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is **$182,600.00.**

Affiant

Subscribed and sworn to before me, this 14th day of December, 2018.

Notary Public

My commission expires:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
PNI, LLC, a Tennessee limited liability company	PNI, LLC, a Tennessee limited liability company	043-09-0-124.00 and 043-09-0-125.00
P.O. Box 160372	P.O. Box 160372	
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Kathy H. Nelson

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

PNI, LLC, a Tennessee limited liability company

(hereinafter called the "Grantee"), his 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 Lot No. 8, and the East 40 feet of Lot No. 9, Block "E", on the Plan of Woodlawn Estates, of record in Book 843, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot and part of said lot adjoin and front together 140 feet on the north side of Cumberland Avenue, and run back between parallel lines, along the west margin of Delaware Avenue 165 feet to a dead line.

Being the same property conveyed to Stephen W. Nelson and wife, Kathy H. Nelson by Warranty deed from Trustees, Madison Heights Baptist Church of record in Book 6552, page 918, Register's Office for Davidson County, Tennessee, dated May 6, 1985 and recorded on May 9, 1985.

Stephen W. Nelson, having died on February 29, 2016, leaving Kathy H. Nelson sole surviving tenant by the entirety.

This is improved property known as **553 Delaware Ave. & 413 Cumberland Ave., Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of December, 2018.

Kathy H. Nelson

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Kathy H. Nelson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of December, 2018.

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 18-001366-529

SP 11/2015