Karen Y Johnson Davidson County
Batch# 176122 DEEDWARR
12/19/2018 03:12:09 PM 2 pgs
Fees: $13.00 Taxes: $481.00
20181219-0123481

# WARRANTY DEED

DONNA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $130,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF DECEMBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 7/6/20

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-5294B

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Allcustomhome, LLC | new owner | 119-01-0370.00 |
| ~~309 Oriel Ave~~ 901 Weatherstone Ct. | | |
| Nashville, TN ~~37210~~ 37209 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**P & K REAL ESTATE INVESTMENT GROUP, A TENNESSEE GENERAL PARTNERSHIP**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ALLCUSTOMHOME, LLC, A TENNESSEE 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:

Land in Davidson County, Tennessee, described as follows:

Tract I:
Being the Southerly part of the East 17 feet of Lot No. 91 and the Southerly part of the West 33 feet of Lot No. 90 on the Map of Overhill City W. H. Fox Subdivision, of Blocks 14, 15, 16, 20, 21, 29 and 30, Cumberland Nurseries, as record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the Southerly margin of Oriel Street, as a point 334 feet Westerly from the West margin of Burbank Avenue, being 17 feet Westerly from the corner of Lots Nos. 90 and 91; thence Southerly parallel with said Burbank Avenue, 150 feet to the Northerly margin of an alley; thence with the Northerly margin of said alley, Easterly 50 feet to a point; thence Northerly and parallel with said Burbank Avenue 125 feet; more or less, to a point in the North margin of said parts of Lots Nos. 91 and 90, as conveyed under deed of record in Book 784, Page 266, Register's Office for Davidson County, Tennessee; thence in a Northwesterly direction and on a straight line 57 feet, more or less, to the point of beginning.

Tract II:
BEGINNING at a point the South line of Oriel Street, which is 334 feet West of the West line of Burbank Street; thence Eastwardly with the South line of Oriel Street, 50 feet; thence Southwardly on a line parallel with Burbank Street, 24 feet 2 inches; thence Northwestwardly, on a straight line, 55 feet 6 inches to the point of beginning.

Being the same property conveyed to P & K Real Estate Investment Group, a Tennessee General Partnership by Warranty deed from Jerry and Melody Stephens of record in Instrument No. 20050401-0035788 Register's Office for Davidson County, Tennessee, dated March 31, 2005 and recorded on April 01, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 309 Oriel Ave, Nashville, TN 37210

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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 on the 18th day of December, 2018.

P & K Real Estate Investment Group

BY: Elizabeth J Barnes, Authorized Agent

Elizabeth J. Barnes, Authorized Agent

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Personally appeared before me, Elizabeth J. Barnes, with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is an Authorized Agent of P&K Real Estate Investment Group, a Tennessee general partnership, and is authorized by said general partnership to execute this instrument on its behalf.

Witness my hand and official seal, this 18th day of December, 2018.

Notary Public

My Commission Expires: 10/11/21

J. CARLTON DRUMWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**File #: 18-5294B**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**278 Franklin Road, Ste. 190**

**Brentwood, TN 37027**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1M-URD-18-309