Karen Johnson Davidson County
Batch# 185215 DEEDWARR
01/17/2019 02:05:36 PM 3 pgs
Fees: $18.00 Taxes: $536.50
20190117-0005097

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of January, 2019.

Notary Public
MY COMMISSION EXPIRES: 6-21-22
File No. G18-4115

K NIXON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
PNI, LLC (NAME)	PNI, LLC (NAME)	052-06-0-061
P O Box 160372 (STREET ADDRESS)	P. O. Box 160372 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville TN 37216 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, Tara B. Templeton and Joseph T. Hensley, Heirs of the Estate of Pressley Templeton , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PNI, LLC, a Tennessee Limited Liability Company , HEREINAFTER CALLED THE GRANTEES, 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, being part of Lot No. 24 on the Map of Madison Heights, Section 1. of record in Book 1424. Page 6, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at a point in the easterly margin of FlorenceAvenue, common corner of Lots Nos. 23 and 24; thence in an easterly direction along the line between said two lots, 400 feet to a point; thence in a northerly direction, 12.7 feet to a point in the southerly margin of Neely's Bend Road; thence with said Road in a westerly direction, 377.1 feet to a point; thence around a curve in a southwesterly direction 44.45 feet to a point in the easterly margin of said Florence Avenue; thence in a southerly direction. along the margin of said Avenue 69.2 feet to the point of beginning. . INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to Metropolitan Government of Nashville & Davidson County, by Warranty Deed recorded in Instrument No. 200610090124843, said Registers Office, and being more particularly described as follows:

BEGINNING at a point 28.83 feet right of centerline station 13+38.02 Project 06-R-02C Neelys Bend Road, said point being the point of beginning; thence with a curve to the right having a radius of 25 feet, a curve length of 16.73 feet. a chord bearing of South 89" 25' 05" East, and a chord length of 16.42 feet: thence South 69° 43' 31" East, 376.79 feet: thence South 2° 19' 58" West. 8.27 feet thence with a non-tangential curve to the left having a radius of 11,429.16 feet, a curve length of 394.82 feet. a chord

bearing of North 69° 23' 13" West, and a chord length of 394.80 feet to the point of beginning. Said portion of land contains 2,158.50 square feet, more or less.

Being part of the same property conveyed to R.H. Templeton and wife, Faustine F. Templeton by Deed dated June 4, 2059 from Reuben R. Godsey, Sr. and wife, Sara M. Godsey, recorded June 24, 2059, in Book 2922, Page 163, Register's Office of Davidson County, Tennessee. The said R.H. Templeton having since died June 3, 1974, leaving property soley vested to Faustine F. Templeton as surviving tenant by the entirety. The said Faustine F. Templeton having since died intestate on September 6, 2016, leaving her sole heir at law, Pressley Templeton. See Affidavit of Heirship in Instrument No. *20190117-0005095 Register's Office for Davidson County, Tennessee. The said Pressley Templeton having since died intestate on September 30, 2017, leaving Tara Templeton and Joseph Hensley as his only heirs at law. See Affidavit of Heirship in Instrument No. 20190117-0005096 Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Restrictions as recorded in Book 1049, page 524, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1424, page 6, Register's Office for Davidson County, Tennessee.

3. Outconveyance by Instrument No. 20061009-0124843, said Register's Office.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
This is improved property, known as 701 Florence Circle, 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 and assigns, forever, and we do covenant with 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 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 GRANTEES, 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.

Witness my/our hand(s) this 9th day of January, 2019.

The Estate of Pressley Templeton

By: _____
Tara B. Templeton, Heir

STATE OF
COUNTY OF

On this 9th day of January, 2019, before me personally appeared Tara B. Templeton, Heir of The Estate of Pressley Templeton, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 9th day of January, 2019.

_____
Notary Signature
My commission expires: At death

MELISSA R. HARRIS
NOTARY PUBLIC
LSBA NO. 30699
STATE OF LOUISIANA
MY COMMISSION IS FOR LIFE

By: Joseph T. Hensley
Joseph T. Hensley, Heir

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of January, 2019, before me personally appeared Joseph T. Hensley, Heir of The Estate of Pressley Templeton, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 9th day of January, 2019.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066