Karen Johnson Davidson County
Batch# 191656 DEEDWARR
02/05/2019 08:44:33 AM 3 pgs
Fees: $18.00 Taxes: $407.00
20190205-0010675

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Pandora Properties LLC 4205 Gallatin Pike Nashville, TN 37216	New Owner(s)	042-04-0-057.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, MIKE WEAKS, a resident of the State of Tennessee ("Grantor"), has bargained and sold, and by these presents, transfers and conveys unto PANDORA PROPERTIES LLC, a Tennessee limited liability company ("Grantee"), its successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property known as 115 East Campbell Road, Madison, Tennessee 37115. The Subject Property is conveyed to Grantee subject to (i) taxes and assessment which have been prorated, (ii) all restrictions of record, (iii) all easements of record, (iv) all visible easements, (v) all matters appearing on any plan of record, (vi) all right of ways, (vii) all applicable governmental and zoning regulations, (viii) matter which may reveled by a survey, and (ix) all rights and interests of parties in possession as tenants only. The Subject Property is not a principal residence.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantor, his heirs, successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his heirs to warrant and forever defend the title to the Subject Property to Grantee, its successors and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, I have hereunto set my signature, this 1 day of February, 2019.

GRANTOR:

MIKE WEAKS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me Josh Hankins, a Notary Public of said County and State, personally appeared MIKE WEAKS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 1 day of February, 2019.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is One Hundred Ten Thousand and 00/100 Dollars ($110,000.00).

AFFIANT

Sworn to and subscribed before me, this 1 day of February, 2019.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER MY COMMISSION EXPIRES: NOVEMBER 22, 2021

Notary Public

My Commission Expires: 11/22/21

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being the Westerly 64 feet of Lot No. 29 on the Plan of Bransford Realty Company's Amqui Subdivision of record in Plat Book 421, pages 38 and 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to MIKE WEAKS, by deed from MUSIC CITY HOLDINGS, LLC, of record in Instrument No. 20171120-0118715, dated December 16, 2017, said Register's Office.