Karen Johnson Davidson County
Batch# 196225 DEEDWARR
02/19/2019 10:10:01 AM 2 pgs
Fees: $13.00 Taxes: $795.50

20190219-0014662

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF FEBRUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9/22/2020

(AFFIX SEAL)

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PNI, LLC, a Tennessee Limited Liability Company	New Owner (NAME)	
P.O. Box 160372 (ADDRESS)	(ADDRESS)	052-06-0-013.00
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Matthew Frazier, a married man, 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, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 6 ON THE PLAN OF MORRIS ESTES SUBDIVISION OF RECORD IN PLAT BOOK 5800, PAGE 347, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID PROI

BEING THE SAME PROPERTY CONVEYED TO MATTHEW FRAIZER, A MARRIED MAN, BY WARRANTY DEED FROM WARREN J. CAMPBELL AND BEVERLY ANN CAMPBELL, OF RECORD IN INSTRUMENT NO. 20160601-0055049, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE LISTING OF MATTHEW FRAIZER'S LAST NAME IN SAID DEED WAS ERRONEOUSLY STATED DUE TO A TYPOGRAPHICAL ERROR. HIS CORRECT NAME IS SPELLED MATTHEW FRAZIER.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

GRANTOR WARRANTS THAT HE HAS NEVER LIVED IN THE SUBJECT PROPERTY AS A MARRIED PERSON AND THAT THE SUBJECT PROPERTY IS NOT SUBJECT TO ANY MARITAL RIGHT.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 926 Idlewild Drive, Madison, TN 37115
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 15th day of February, 2019.

WARRANTY DEED
(Continued)

Matthew Frazier

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Matthew Frazier, a married man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of February, 2019.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)



RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072