THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT19020058

STATE OF Tennessee)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is: $410,000.00

Christy Clark
Affiant

Subscribed and sworn to before me, this 18th day of March, 2019.

Gail C. Vincent
Notary Public
My Commission Expires:

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

Karen Johnson Davidson County
Batch# 208417 DEEDWARR
03/21/2019 02:05:02 PM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20190321-0025844

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
PNI, LLC P.O. Box 160372 Nashville, TN 37216	New Owner	Tax Parcel ID No. 081-11-0-325.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KELLY R. SCOTT AND BRYAN E. SCOTT, WIFE AND HUSBAND,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **PNI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract I:
Land in Davidson County, Tennessee, being the middle 1/3 of Lot No. 296, on the Plan of D.T. McGavock and others Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, described as follow:

Said part of said lot fronts 33-1/3 feet in the Easterly side of 16th Avenue North and runs back between parallel lines, 170 feet to an alley.

Tract 2:
Land in Davidson County, Tennessee, being the South 33-1/3 feet of Lot No. 296 on the Plan of D.T. McGavock and others addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 33-1/3 feet in the East side of 16th Avenue North and runs back between parallel lines, 170 feet to an alley.

Being the same property conveyed to KELLY R. SCOTT AND BRYAN E. SCOTT, WIFE AND HUSBAND by deed from AEQUITAS I, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, dated February 20, 2017 of record in Instrument No. 20170223-0018102, said Register's Office.

This is improved property commonly known as: **1714 16th Ave N Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18 day of March, 2019.

KELLY R. SCOTT

BRYAN E. SCOTT

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **KELLY R. SCOTT AND BRYAN E. SCOTT**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 18 day of March, 2019.

Notary Public
My Commission Expires: 10/14/19

MONTGOMERY COUNTY ★ ELIZABETH M. PRESTON ★ STATE OF TENNESSEE NOTARY PUBLIC