THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-25946

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **77,101.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 226491 **DEEDWARR**
05/06/2019 02:45:40 PM 2 pgs
Fees: $13.00 Taxes: $285.27

20190506-0042292

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
P & C Investments, Inc.	owner	MAP 096-05-0A-
211 Donelson Pike L-008		PARCEL 008.00CO
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, I, **April L. Burnett, married**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **P & C Investments, Inc.**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Building B-3, Unit B-3L, Cameron Park Office Center, Condominium Offices, as shown by plat of record in Book 6200, Page 49, Register's Office of Davidson County, Tennessee; being part of the Cameron Park Master Deed and Declaration of Horizontal Property Regime as shown in Book 6297, Page 851, as amended by First Amendment in Book 11710, Page 523, Second Amendment in Instrument No. 20140820-0075956, and Third Amendment in Instrument No. 20150107-0001559, Register's Office of Davidson County, Tennessee; By-Laws of the Association of record in Book 6297, Page 854 and amended by Book 11710, Page 523, and Instrument No. 20140820-0075956, said Register's Office.

Being the same property conveyed to April L. Burnett by Warranty deed from Joyce L. Deason, unmarried of record in Instrument No. 20140127-0007274 Register's Office for Davidson County, Tennessee, dated January 17, 2014 and recorded on January 27, 2014.

This property is commercial property and has never been the residence of the Grantor and is not a marital asset

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 201; (2) all matters shown on the Plan of record in Plat Book 6200, Page 4; (3) Covenants, Conditions and Restrictions of record in Instrument Number 6297, Page 851, and First Amendment in Book 11710, Page 523; and Second Amendment in Instrument No. 20140820-0075956, and Third Amendment in Instrument No. 20150107-0001559; (4) Subject to license for private utility occupancy of State Highway right-of-way of record in Book 6535, Page 725; (5) Subject to rights of others in and to the common areas and/or elements; (6) all applicable governmental and zoning regulations.

This is IMPROVED property known as **211 Donelson Pike L-008; Nashville, TN 37214.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-CR-19-211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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 this the 3rd day of May, 2019.

April L. Burnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **April L. Burnett** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 3rd day of May, 2019.

My Commission expires: 1-6-20

Notary Public

JAMES A. HECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN