WARRANTY DEED

Karen Johnson Davidson County
Batch# 259651 DEEDWARR
07/19/2019 03:30:58 PM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20190719-0071133

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 $285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2019

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PRJ14, LLC, an Oklahoma Limited Liabilty Company	new owner	07309021600
(NAME)	(NAME)	
3310 E. 10th St. #362		
(ADDRESS)	(ADDRESS)	
Jefferson, IN 47130		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ginger Dawn Martin, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **PRJ14, LLC, an Oklahoma Limited Liabilty 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 Lot No. 22 on the Map of Henderson Gardens, Section I, as of record in Book 2900, Page 75, Register's office for said County.

Said Lot No. 22 fronts 107.49 feet on the southerly side of Rosebank Avenue and runs bank 195.4 feet on the westerly line, and 191.5 feet on the easterly line, to a dead line in the rear, measuring 91 feet thereon.

Being the same property conveyed to Ginder Dawn Martin, by deed of record in Instrument No. 20120718-0063193, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☑ property, known as 1919 Rosebank Ave., Nashville, TN 37216
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: Y-RE-19-1919

Witness my/our hands this 15th day of July, 2019.

Ginger Dawn Martin

Ginger Dawn Martin

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 2900, PAGE 75, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

State of Tennessee
County of Davidson

Personally appeared before me Ginger Dawn Martin, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of July, 2019.

Notary Public
My Commission Expires:

File No.: 14065

