Karen Johnson Davidson County
Batch# 271061 DEEDWARR
08/14/2019 09:04:31 AM 2 pgs
Fees: $13.00 Taxes: $666.00
20190814-0080929

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT190700233

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th day of August, 2019.

Notary Public

Commission Expiration:

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

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
PNI LLC 610 Larkin Springs Rd Madison, TN 37115	SAME AS NEW OWNER. PO Box 16372 Nashville, TN 37216	-052 07 0 022.00

WARRANTY DEED

FOR AND IN 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, WE, **Albert L.Centonze and wife, Lisa D. Centonze,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PNI LLC** 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:

Property known as 610 Larkin Springs Rd Madison, TN 37115, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 28 on the unrecorded Map of Home Acres, being a revision of the First Subdivision of the 11th Civil District by Layman Foundation, and described as follows:

Beginning at a point in the west margin of Larkin Springs Road, at the corner of Lots No. 28 and 29; thence with the line between said lot, westerly 334 feet to a corner of Lot No. 13; thence with the line between Lots No. 13 and 28, northerly 100 feet to a point, a corner of Lot No. 27; thence with the line between Lots No. 27 and 28, easterly 337.4 feet to the west margin of Larkin Springs Road; thence with the margin of the same, southerly 100 feet to the point of beginning.

Being the same property conveyed to, Albert L. Centonze and wife, Lisa D. Centonze, by deed from Sandra K. Revelle, unmarried, dated 05/28/2004 filed and recorded 06/09/2004 of record in Instrument No. 20040609-0067976,said Register's Office.

Tax Map and Parcel ID is as follows 052 07 0 022.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 610 Larkin Springs Rd, Madison, TN 37115

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 hand this 12th day of August, 2019.

Albert L. Centonze

Lisa D. Centonze

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of August, 2019, before me personally appeared **Albert L. Centonze and Lisa D. Centonze**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 12th day of August, 2019.

Notary Public

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Commission Expiration:
4-17-2023