THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER	STATE OF Tennessee) COUNTY OF Wilson) The actual consideration or value, whichever is greater, for this transfer is: $327,500.00 Affiant Subscribed and sworn to before me, this 14 day of October, 2019. Notary Public My Commission Expires: 9-18-23

WARRANTY DEED

Address New Owner: Rickie Bowser, Jr. 600 11th Avenue N., Apt #708 Nashville, TN 37203	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 092-09-0-110.00

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, **PENNOCK PLACE, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **RICKIE BOWSER, JR., A SINGLE MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Resubdivision of Part of Lot No. 29 of A. W. Wills Subdivision, of record in Book 4470, page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PENNOCK PLACE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from PRECISION FIELD SERVICES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20190517-0046903, dated May 16, 2019, said Register's Office.

This is improved property commonly known as: **3217 Indiana Ave, Nashville, TN 37209**

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, his successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his 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.

Karen Johnson Davidson County
Batch# 297733 DEEDWARR
10/08/2019 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20191008-0103142

IN WITNESS WHEREOF, Grantor has executed this instrument on this _____ day of October, 2019.

PENNOCK PLACE, LLC

Steve Wilson, Authorized Representative

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **STEVE WILSON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Authorized Representative of **PENNOCK PLACE, LLC**, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Authorized Representative.

Witness my hand and official seal at office this 4th day of October, 2019.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11.03.2020

Notary Public
My Commission Expires: 11/3/2020

TRUE COPY CERTIFICATON

I, Jill Simmons, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained

Notary Public

My Commission Expires: 9-16-2020

