WARRANTY DEED

Karen Johnson Davidson County
Batch# 305586 DEEDWARR
10/24/2019 12:40:30 PM 3 pgs
Fees: $18.00 Taxes: $847.30
20191024-0109173

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11-5-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve Micah Jensen and Amy Kathryn Armendariz	New Owner	P/O 14805018700
(NAME)	(NAME)	
355 Leo Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **P & P Development, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Steve Micah Jensen and Amy Kathryn Armendariz, a married couple,** 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 **Unit A** as shown on Exhibit "B" on the Declaration of Covenants, Conditions and Restrictions for 355 Leo Lane Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190716-0069531, said Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to P & P Development, LLC, a Tennessee Limited Liability Company by deed dated July 10, 2019 from Pah Sheh and Ree Tah, husband and wife of record in Instrument No. 20190711-0067443, Register's Office for Davidson County, Tennessee as corrected by Scrivener's Affidavit of record in Instrument No. 20190808-0078861, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 355 Leo Lane, Nashville, TN 37211
(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.

Witness my/our hands this 22nd day of October, 2019.

P & P Development. LLC, a Tennessee Limited Liability Company

By: _____
Paul L. Riggan, Partner

State of Tennessee)
County of Davidson)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Paul L. Riggan** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged **himself** to be the **Partner** of **P & P Development LLC, a Tennessee Limited Liability Company** the within named bargainor, and that as such **Partner** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the said Limited Liability Company as **his** free act and deed.

WITNESS my hand this 22nd day of October, 2019.

_____
I. Dyke Tatum Notary Public

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 5/3/2021

File No.: 19-Jensen

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)