WARRANTY DEED

File #19497

Karen Johnson Davidson County
Batch# 318531 DEEDWARR
11/22/2019 12:07:54 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20191122-0120947

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

JOYCE JORDAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 19 2020

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PNE Investments, LLC	NEW OWNER	-133-01-0-101.00
(NAME)	(NAME)	
1201 Gallitin Pike N		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **Diamond Bob Enterprises, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PNE Investments, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

The following certain real estate in Davidson County, Tennessee, described as follows:

Being part of Block "A" on the map of Patterson's subdivision of Maple Hill, as of record in book 332, page 75, Register's office for said county, being Lot no. 15 and the Westerly part of lot no. 14 on the unrecorded plan of Burrell Jackson's re-subdivision of part of said block "A", described According to survey made by Z.J. Wilkinson, surveyor, July 19, 1941, as follows:

Beginning at a stake post on the Southerly margin of Mciver street at a Point 249 feet West of the Westerly margin of Nolensville road; thence With said street Westwardly 53.5 feet to a stake at post, the corner of lots Nos. 15 and 16; thence with the line between said two lots Southwardly 185.5 feet to a stake at post, the common corner of lots nos. 15, 16 and 12 And 11; thence with the Northerly line of lots nos. 11 and 10, Eastwardly 88 Feet to a stake 12 feet West of the common corner of lots nos. 9, 10, 13 and 14; thence Northwardly 200.5 feet to the beginning.

Being the same property conveyed to Diamond Bob Enterprises, LLC by Quitclaim deed from Pamela A. Coyle and Shaun B. Washburn, wife and husband of record in Instrument No. 20111221-0099869 Register's Office for Davidson County, Tennessee, dated December 12, 2011 and recorded on December 21, 2011.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 403 McIver Street, 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 hand this 20th day of November, 2019.

Diamond Bob Enterprises, LLC

BY: _____
Pamela A. Coyle, Managing Member

BY: _____
Shaun B. Washburn, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Pamela A. Coyle and Shaun B. Washburn**, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be **Managing Members** (or other officer authorized to execute the instrument) of **Diamond Bob Enterprises, LLC**, the within named bargainor, a Tennessee limited liability company, and that they as such **Managing Members** executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by themselves as **Managing Members**.

Witness my hand, at office, this 20th day of November, 2019.

My commission expires: 8-4-20

_____
Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027