WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS TRANSFER~~ IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of December, 2019.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 337115 **DEEDWARR**
01/02/2020 09:28:21 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20200102-0000149

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
PNWI, LLC 615A, 615B, 617A, 617B Moore Avenue Nashville, TN 37203	PNWI, LLC 301 Northcreek Blvd. #208 Goodlettsville, TN 37070	105-07-0-493.00 and 105-07-0-314.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **James E. Kennon and wife, Alice B. Kennon,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **PNWI, LLC, a Tennessee limited liability company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1 and 2, on the plan of KENNON PROPERTY, as shown on plat of record in Book 6050, Page 189, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to James Edward Kennon and wife, Alice B. Kennon by Warranty Deed from Lillian Ruth Shields, John W. Crockett, Mildred E. Nelms, Harold O. Crockett, Edwin C. Crockett, Jean A. Williams, William T. Crockett, Kathleen Crockett, Dennis Crockett, Debbie Odom and Darlene Cline, as the only surviving heirs at law of J.W. Crockett, deceased dated 04/01/1985, of record in Book 6557, Page 657, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 615A, 615B, 617A, 617B Moore Avenue, Nashville, TN 37203

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 hand(s) this the 31st day of December, 2019.

James E. Kennon

James E. Kennon

Alice B. Kennon

Alice B. Kennon

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared James E. Kennon and Alice B. Kennon with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 31st of December, 2019.

Judy S. Wells

Notary Public

My Commission Expires: 6/22/20

(SEAL)

