WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Y-TAG-20-535B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Gary Gomez, Jr. and Ashley Shoemaker		
(NAME) **535 B Wesley Avenue**	(NAME) NEW OWNER	**071-08-0-210.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PRJ12, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY GOMEZ, JR. AND ASHLEY SHOEMAKER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 81 on the Plan of Map of Section One, Joywood Heights of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 81 fronts 60 feet on the North side of Wesley Avenue and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to PRJ12, LLC, an Oklahoma Limited Liability Company by Warranty deed from Jaime Maynard and wife, Christy Maynard of record in Instrument No. 20190522-0048582 Register's Office for Davidson County, Tennessee, dated May 17, 2019 and recorded on May 22, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1130, Page 91 as amended in Book 1518, Page 183, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **535 B Wesley Avenue, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 360617 **DEEDWARR**
02/20/2020 08:53:12 AM 2 pgs
Fees: $13.00 Taxes: $1,220.63

20200220-0018779

Witness my/our hand(s) this the 18th DAY OF FEBRUARY, 2020.

PRJ12, LLC

BY: Erin Warren
Erin Warren
Manager

STATE OF Indiana
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIN WARREN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of PRJ12, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th of February, 2020.

Notary Public
My Commission Expires: May 1, 2026
(SEAL)

MALIA KING
Notary Public - Seal
Floyd County - State of Indiana
Commission Number 713068
My Commission Expires May 1, 2026