VT2001000284
Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2020.

Notary Public
MY COMMISSION EXPIRES:
File No. G20-7969

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

Karen Johnson Davidson County
Batch# 365584 DEEDWARR
03/02/2020 09:59:08 AM 3 pgs
Fees: $18.00 Taxes: $6,660.00
20200302-0022904

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
PNI, LLC (NAME)	PNI, LLC (NAME)	34-13-76; 34-13-101; 34-13-102; 34-13-104; 34-13-108; 34-13-84; 34-13-73; 34-13-75; 34-13-74; and 34-13-71
(STREET ADDRESS)	P.O. Box 160372 (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Tinnon W. Medley and Bettye S. Medley, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PNI, LLC**, 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:

PARCEL 1:
LAND in Davidson County, Tennessee, being Lot Nos. 11, 12, 14 & 18, Block B, on the Map of East Lawn, of record in Book 547, Pages 153 & 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Tinnon W. Medley and Bettye S. Medley, husband and wife, by Warranty Deed from Southern Land Acquisitions, Inc., a Nevada Corporation, dated 12/16/2005 and recorded 12/21/2005 in Instrument No. 20051221-0152768, in the Register's Office of Davidson County, Tennessee.
(126, 130, 138 and 154 Welworth St., Madison, TN 37115)

PARCEL 2:
LAND in Davidson County, Tennessee, being Lot Nos. 11 & 22, Block A, on the Map of East Lawn, of record in Book 547, Pages 153 & 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to Tinnon W. Medley and Bettye S. Medley, husband and wife, by Warranty Deed from Jae Sik Yun and In Shun Yun, husband and wife, dated 12/5/2003 and recorded 12/12/2003 in Instrument No. 20031212-0178417, in the Register's Office of Davidson County, Tennessee
(145 Welworth St. and 187 Welworth St., Madison, TN 37115)

PARCEL 3:
LAND in Davidson County, Tennessee, being all of Lot No. 19, Block A, on the Map of East Lawn, of record in Book 547, Pages 153 & 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Tinnon W. Medley and wife, Bettye S. Medley by Quitclaim Deed from Tinnon W. Medley, married, dated 11/6/2017 and recorded 11/29/2017 in Instrument No. 20171129-0121781; and being the same property previously conveyed to Tinnon W. Medley by Quitclaim Deed from Dale H. Miller, dated 2/6/2004 and recorded 2/13/2004 in Instrument No. 20040213-0017536; and being the same property previously conveyed to Dale H. Miller and Tinnon W. Medley by Warranty Deed from The Estate of Hugh Kirke Hanmer by Betty J. Hanmer, Administratrix and Betty J. Hanmer, individually, dated 2/6/2004 and recorded 2/13/2004 in Instrument No. 20040213-0017535, Register's Office for Davidson County, Tennessee.
(175 Welworth St., Madison, TN 37115)

PARCEL 4:
LAND in Davidson County, Tennessee, being Lot No. 20, Block A, on the Map of East Lawn, of record in Book 547, Pages 153 & 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Tinnon W. Medley and Bettye S. Medley, husband and wife, by Warranty Deed from Jerry D. Spencer and Michele D. Spencer, husband and wife, dated 11/14/2005 and recorded 11/16/2005 in Instrument No. 20051116-0138645, Register's Office for Davidson County, Tennessee. (179 Welworth St., Madison, TN)

PARCEL 5:
LAND in Davidson County, Tennessee, being Lot No. 21, Block A, on the Map of East Lawn, of record in Book 547, Pages 153 & 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Tinnon W. Medley and wife, Bettye S. Browne-Medley by Warranty Deed from E. Dale Calvert, dated 5/15/2001 and recorded 5/16/2001 in Instrument No. 200105016-0050956, Register's Office for Davidson County, Tennessee.

PARCEL 6: (183 Welworth Street, Madison, TN 37115)
LAND in Davidson County, Tennessee, being Lot No. 24, Block A, on the Map of East Lawn, of record in Book 547, Pages 153 & 154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING PART OF the same property conveyed to Tinnon W. Medley and Bettye Sharon Medley, husband and wife, by Warranty Deed from Alan B. Rusch, unmarried, dated 3/29/2004 and recorded 4/2/2004 in Instrument No. 20040402-0037131, in the Register's Office of Davidson County, Tennessee. (195 Welworth St., Madison, TN 37115)

Bettye S. Medley, Bettye Sharon Medley, Betty S. Browne Medley are one and the same person.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, Page 153-154, Register's Office for Davidson County, Tennessee.
2. Easements for Sanitary Sewers/Storm Drainage for Lot 14 of record in Book 4107, Page 787 and Book 4110, Page 794, Register's Office for said County.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 126, 130, 138, 143, 154, 175, 179, 183, 187 & 195 Welworth Street, Madison, TN 37115.

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. Whenever 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 28th day of February, 2020.

Tinnon W. Medley

Bettye S. Medley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of February, 2020, before me personally appeared Tinnon W. Medley and Bettye S. Medley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand at office, this 28th day of February, 2020.

TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-27-2022

Notary Signature
My commission expires:

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066