WARRANTY DEED

Karen Johnson Davidson County
Batch# 366542 **DEEDWARR**
03/04/2020 10:41:51 AM 2 pgs
Fees: $13.00 Taxes: $636.40

20200304-0023843

Y-BR-19-1903

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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)
PM Investment Group LLC	**Centejas Investments, LLC**	
(NAME)	(NAME)	**081-07-0-388.00**
3868 Central Pike	**200 Bartlett, Ste, 106**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**El Paso, TX 79912**	
(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, **CORA PENDLETON, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **PM INVESTMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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. 38 on the plan of Cephas Woodard Subdivision of Lots 5 and 6 Woodard Property as of record in Plat Book 161, Page 174, Register's Office for Davidson County.

Said Lot No. 38 fronts 50 feet on the Westerly margin of Cephas Street and extends back between parallel lines 115 feet to an alley in the rear.

Being the same property conveyed to Core Pendleton by Warranty deed from Charles J. Bandy, unmarried of record in Instrument No. 20001215-0123284 Register's Office for Davidson County, Tennessee, dated September 27, 2000 and recorded on December 15, 2000.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20181031-0107764, 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: **1903 Cephas Street, Nashville, Tennessee 37208**.

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.

Witness my/our hand(s) this the 27th DAY OF FEBRUARY, 2020.

Cora Pendleton by Marquica Beasley, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARQUICA BEASLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CORA PENDLETON, and who acknowledged he/she/they executed the same as the free act and deed of the said CORA PENDLETON.

Witness my hand and official seal, this the 27th of February, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212