WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $507,000.00

Debbie A. Serlin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MARCH, 2020.

Janel L Johnson
Notary Public

MY COMMISSION EXPIRES: 3/8/23
(AFFIX SEAL)

JANEL L. JOHNSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

Y-RM-20-1919

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)
Leeanna Garner McEntyre and Blake McEntyre	Churchill Mortgage Corp.	
(NAME)	(NAME)	
1919 Rosebank Avenue	1749 Mallory Ln, S-100	**073-09-0-216.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Brentwood, TN 37027	
(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, **PRJ14, 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 **LEEANNA GARNER MCENTYRE AND BLAKE MCENTYRE, WIFE AND HUSBAND**, 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. 22 on the Plan of Section I, Henderson Gardens of record in Plat Book 2900, Page 75, 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. 22 fronts 107.49 feet on the Southerly side of Rosebank Avenue and runs bank 195.4 feet on the Westerly line, and 191.5 feet on the Easterly line, to a dead line in the rear, measuring 91 feet thereon.

Being the same property conveyed to PRJ14, LLC, an Oklahoma Limited Liability Company by Warranty deed from Ginger Dawn Martin, unmarried of record in Instrument No. 20190719-0071133 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 19, 2019.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2900, Page 75, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3031, Page 604, in the 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: **1919 Rosebank Avenue, Nashville, Tennessee 37216**.

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# 373009 **DEEDWARR**
03/16/2020 01:45:05 PM 2 pgs
Fees: $13.00 Taxes: $1,875.90

20200316-0028919

Witness my/our hand(s) this the 9th DAY OF MARCH, 2020.

PRJ14, 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 PRJ14, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY 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 9th of March, 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