Karen Johnson Davidson County
Batch# 445016 DEEDWARR
07/28/2020 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $3,598.25
20200728-0082919

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013949

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $972,500.00. AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2020. NOTARY PUBLIC My commission expires: 1-23-23

TISHA C. BALDWIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert L. Turner III *et ux* 3420B Benham Avenue Nashville, Tennessee 37215	Same address as new owner	117-07-4-D-002.00

FOR AND IN CONSIDERATION of the sum of Nine Hundred Seventy Two Thousand Five Hundred and 00/100 Dollars ($972,500.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **PD Investments, GP, a Tennessee General Partnership**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT L. TURNER III AND CANDACE G. TURNER, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit B of Homes at 3420 Benham Ave, a Horizontal Property Regime with Private Elements, located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for Homes at 3420 Benham Avenue, a Horizontal property Regime with Private Elements, of record in Instrument #20160505-0044295, Register's Office for said County, to which reference is hereby made. The easements, Restrictive covenants, conditions, and Regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 3420 Benham Avenue, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the plat filed as Exhibit B to said Declaration appearing in Instrument #20160505-0044295, and Bylaws appended thereto as Exhibit C, said Register's Office, are incorporated, hereby referenced, and made a part hereof. The same as though copied herein for a more complete identification and description of said unit.

Being a portion of the same property conveyed to Pantheon Development, LLC from Mark Guinsburg, unmarried, by Warranty Deed dated April 29, 2016, and recorded May 5, 2016 in Instrument #20160505-0044284, said Register's Office. And being the same

property further conveyed to PD Investments, GP, a Tennessee General Partnership by Quitclaim Deed from Pantheon Development, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 202007280082918, said Register's Office.

The address of the herein described property is believed to be 3420B Benham Avenue, Nashville, TN 37215, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown on plat of record in Instrument #20160505-0044295, Register's Office for Davidson County, Tennessee; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS ITS HAND, this the 17th day of July, 2020.

PD Investments, GP

BY: _____
Ryan Meadows, Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 17th day of July, 2020, before me, appeared Ryan Meadows, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is an authorized agent of PD Investments, GP, a Tennessee General Partnership, and that said instrument was signed on behalf of said PD Investments, GP, and said officer acknowledged said instrument to be the free act and deed of said PD Investments, GP.

WITNESS my hand and seal, this the 17th day of July, 2020.

DAVID P WEBBER
TENNESSEE NOTARY PUBLIC
My Comm Exp. 11/16/2022
COUNTY OF DAVIDSON

_____
Notary Public

David Webber
Printed Notary Name

My commission expires: 11/16/22

True Copy Certification

I, Shannon Carter, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Tisha Baldwin, a notary public for this county and state, Shannon Carter, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1·23·23

Notary' Seal (if on paper)

