Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1518

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Larry G. Sampson and Billy Christopher Hennessee, a married couple**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **PNI, LLC,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 16, as shown on the plan of Idlewild Subdivision, of record in Plat Book 6250, page 563, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Larry G. Sampson and Billy Christopher Hennessee, a married couple by deed from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development, dated March 14, 2008, of record in Inst. No.20080318-0027181, and further by Quitclaim Deed, dated October 2, 2017, of record in Inst No. 20171002-0100894, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1216 Idlewild Place, 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 Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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# 488524 **DEEDWARR**
10/02/2020 01:01:26 PM 2 pgs
Fees: $13.00 Taxes: $814.00
20201002-0114259

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
PNI, LLC	**NEW OWNER**	**052-05-0A-232.00**
209 Neeleys Bend Road		
Madison, TN 37115		

WITNESS THE EXECUTION HEREOF this 29th day of September, 2020.

Larry G. Sampson

Billy Christopher Hennessee

State of Tennessee)
County of Davidson)

On this 29th day of September, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Larry G. Sampson and Billy Christopher Hennessee, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 220,000.00.**

Affiant

Sworn and subscribed before me on this the 29th day of September, 2020.

Notary Public

My Commission Expires: 3/8/22

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN