Karen Johnson Davidson County
Batch# 566359 DEEDWARR
02/03/2021 09:38:30 AM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20210203-0015303

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT201200553

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
29th day of January, 2021.

Notary Public

MY COMMISSION EXPIRES: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Patrick Hawley **2924 Torbett St.** **Nashville, TN 37209**	**SAME**	**092-10-0-083.00** **091-10-0-440.00**

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 HEREBY ACKNOWLEDGED, WE,

PNI, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Patrick Hawley

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:

LAND in Davidson County, Tennessee, being Lot Nos. 38 & 39 as shown on the map entitled T.M. Steger's Clifton Pike Subdivision of the Barrow Place, of record in Plat Book 421, Page 112, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property conveyed to PNI, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed from PNI, LLC, a Tennessee Limited Liability Company, dated 4/12/2019 and recorded 4/15/2019 in Instrument No. 20190415-0034407; and being part of the same property previously conveyed to PNI, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Gordon W. Baker and Julia B. Baker, husband and wife, dated 4/12/2019 and recorded 4/15/2019 in Instrument No. 20190415-0034406; and being part of the same property previously conveyed to Gordon W. Baker and Julia B. Baker, husband and wife, as tenants by the entirety, by Warranty Deed from Shirley J. Neiger, Executrix for the estate of Richard Robert Neiger, dated 5/27/2004 and recorded 5/28/2004 in Instrument No. 20040528-0063097, in the Register's Office of Davidson County, Tennessee

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2924 Torbett St., Nashville, TN 37209**
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. 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.

Return to:
Victory Title and Escrow, LLC
[illegible] 1st Avenue South
[illegible], TN 37212
DM-TAG-20-2924

Witness our hands this 29th day of January, 2021.

PNI, LLC

BY: _____
THERESE WINNINGTON, AUTHORIZED AGENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared Therese Winnington with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the Authorized Agent the within named bargainor, and corporation, and that she as such Authorized Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Therese Winnington as such Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 2021.

_____
Notary Public

My Commission Expires:

