WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150104579 DEEDWARR
Recvd: 12/10/15 14:49 2 pgs
Fees:13.00 Taxes:1424.50
20151210-0124528

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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 4th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 25, 2018

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allyson Gonzalez and Nathan Gonzalez	New Owner	
(NAME)	(NAME)	
6112 New York Avenue		09102007700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **6112 NEW YORK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLYSON GONZALEZ AND NATHAN GONZALEZ, WIFE AND HUSBAND,** 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 part of Block "B", Part of Lot 13 on the plan of Cherokee Park Subdivision, as of record in Book 161, Page 75, of Register's Office for Davidson County, Tennessee; described as follows:

Beginning on the Northerly margin of New York Avenue as a point 175 feet East of the Easterly margin of 62nd Avenue, North, formerly 21st Street, being the Southeast corner of a part of Block "B" conveyed to Jerald Martin and wife, Pearl Martin by deed from Robie Wright and wife of record in Book 1909, Page 375, said Register's Office; thence with the Eastern boundary line of said Martins property Northwardly 160 feet to the Northerly margin of an alley; thence with the margin of said alley Eastwardly 25 feet; thence Southwardly 160 feet to the Northerly margin of said Avenue-Westwardly 25 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from White Pines Building Group, LLC, a Tennessee limited liability company to 6112 New York, LLC, a Tennessee limited liability company, as recorded on the 16th day of July, 2015 in Instrument No. 20150716-0069677; Warranty Deed from Brenda J. Inglis to White Pines Building Group, LLC, as recorded on the 22nd day of June, 2015 in Instrument No. 20150622-0059479; Quitclaim Deed from Angela M. Stinson to Brenda J. Inglis, as recorded on the 6th day of May, 2015 in Instrument No. 20150506-0041407; Warranty Deed from Marty J. Musser, a single man to Angela M. Stinson, a married woman, as recorded on the 24th day of April, 2015 in Instrument No. 20150424-0036637 and Warranty Deed from Jacqueline Vanatta, Clyde Layman Harris, Jr., Joyce Rosson, Mark Lazarus Harris, Gary Wayne Harris, Carolyn Averitt, Janice Cutshall, Kelly Harris, and Lisa King, Devises under the Will of Lela S. Harris to Marty J. Musser, unmarried, as recorded on the 10th day of April, 2008 in Instrument No. 20080410-0036547, as corrected at Instrument No. 20100707-0053179, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; and All matters appearing on the plan of record in Plat Book 161, Page 75, said Register's Office.

This is improved x property, known as 6112 New York Avenue, Nashville, TN 37209
(unimproved) (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 4 day of November, 2015.

6112 NEW YORK, LLC

BY _____

TYLER PENNINGTON, MANAGER OF WHITE PINES BUILDING GROUP, LLC, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Tyler Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be a Manager of White Pines Building Group, LLC, Manager of 6112 New York, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Manager of White Pines Building Group, LLC, Manager of 6112 New York, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Manager of White Pines Building Group, LLC, Manager of 6112 New York, LLC.

Witness my hand and official seal at Nashville, Tennessee this 4 day of December, 2015.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019