WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170033013 DEEDWARR
Recvd: 04/19/17 14:05 2 pgs
Fees: 13.00 Taxes: 1572.50
20170419-0038408

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $425,000.00.

Kevin McGinn
Affiant

Subscribed and sworn to me on April 17, 2017.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30394SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Kevin McGinn 6025 Jocelyn Hollow Road Nashville, TN 37205	SAME AS NEW OWNER	Part of 11709013400

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Dakota Avenue Partners, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Kevin McGinn, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 3, RE-SUBDIVISION OF LOT NUMBERS 1 & 2 ON THE MAP OF VALLEY BROOK PLACE, as shown on plat of record in Instrument No. 20161230-0137355, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Dakota Avenue Partners, LLC, a Tennessee limited liability company by Special Warranty Deed from Fleming W. Smith, Jr. and Gilbert N. Smith, recorded on the 4th day of November, 2014 in Instrument No. 20141104-0101840, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2017 Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. Electrical Permit recorded in Book 5088, Page 36.
3. Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4083, Page 947.

This property is also known as unimproved property located at 2800 Valley Brook Place, Nashville, TN 37215.

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

GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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/our hand(s) this 17th day of April, 2017.

Dakota Avenue Partners, LLC, a Tennessee Limited Liability

BY: _____
Kevin McGinn, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Kevin McGinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member (or other officer authorized to execute the instrument) of Dakota Avenue Partner, LLC, the within named bargainor, a limited liability company, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

Witness my hand and official seal on April 17th, 2017.

_____
NOTARY PUBLIC

My Commission Expires: _____

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 11, 2017