Karen Johnson Davidson County
Batch# 205172 DEEDWARR
03/13/2019 09:46:07 AM 2 pgs
Fees: $13.00 Taxes: $315.93

20190313-0022949

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $85,386.93

Affiant

Subscribed and sworn to before me, this 22nd day of February, 2019.

Notary Public

My commission expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

THIS INSTRUMENT WAS PREPARED BY
HARPETH ESCROW, LLC
383 E MAIN ST, STE 110
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Todd Mingle	**New Owner**	**07206025600**
1106 McGavock Pike		
Nashville, TN 37216		

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 ACKNOWLEDGE, WE,

MINGJO, a Tennessee General Partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY A **FIFTY PERCENT (50%) INTEREST** UNTO

Todd Mingle

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 the westerly 65 feet front of Lot No. 15 and the easterly 47 feet front of Lot No. 14 and a small triangular strip of Lot No. 16 and a part of an alley South of Lot No. 16 on the Map of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property of record in Book 332, page 44, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Maxey Avenue or Lane 6 feet West of the common corner of Lots 15 and 16 in said Subdivision; thence southerly 215 feet more or less to a point 6 feet East of the Southeast corner of Lot No. 15 of said subdivision; thence westerly with the southerly margin of Lots Nos. 15 and 16, 158 feet more or less to a point; thence northerly passing the northwest corner of an outhouse and passing on the westerly side of a maple tree, 215 feet more or less to a point in the southerly margin of Maxey Avenue or Lane; thence eastwardly with the southerly margin of Maxey Avenue or Lane, 112 feet to the point of beginning.

Being the same property conveyed to MINGJO, a Tennessee General Partnership from MINGJO, LLC by Quitclaim Deed dated 11/30/11, and recorded in Instrument No. 20111227-0101091, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1106 McGavock Pike, Nashville, TN 37216.

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 in 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/our hand(s) this 22nd day of February, 2019.

MINGJO, a Tennessee General Partnership

BY: _____
ITS: Todd Mingle, Partner

BY: _____
ITS: Anthony Todd Daniel, Partner

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Todd Mingle**, both individually and as partner, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution the foregoing Modification Agreement-Deed of Trust for the purposes therein contained.

Witness my hand and seal, this 22nd day of **FEBRUARY, 2019**.

_____
Notary Public
My Commission Expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Anthony Todd Daniel**, both individually and as partner, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution the foregoing Modification Agreement-Deed of Trust for the purposes therein contained.

Witness my hand and seal, this 22nd day of **FEBRUARY, 2019**.

_____
Notary Public
My Commission Expires: _____

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-23-2021