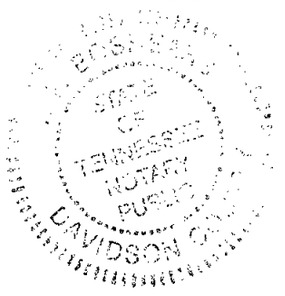
WARRANTY DEED



State of Tennessee
County of Davidson Williamson (RG)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 499,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3-7-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John T. Brantley and Hayley R. Brantley	Movement Mortgage, LLC	09115033700
(NAME)	(NAME)	
4701 Park Avenue	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Indian Land SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 242722 **DEEDWARR**
06/13/2019 09:36:44 AM 2 pgs
Fees: $13.00 Taxes: $1,846.30

20190613-0056764

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **McGowan Family Investments, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John T. Brantley and Hayley R. Brantley, husband and wife,** 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 more particularly described as follows:

Being part of a Block of Ground marked "International Exposition Building", on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's office for Davidson County, Tennessee.

Said part of said Block fronts 50 feet on the southerly margin of Park Avenue, formerly First Avenue, and extends back between parallel lines with the west margin of 47th Avenue North, formerly 6th Street, 150 feet to an alley.

Being the same property conveyed to James W. McGowan and wife, Marion Brady McGowan by deed of record in Book 2100, Page 605, Register's office for Davidson County, Tennessee. The said James W. McGowan has since died and his surviving spouse, Marion Brady McGowan, conveyed her interest to Marion B. McGowan Living Trust by quitclaim deed of record in Book 9595, Page 823, said Register's Office. Marion B. McGowan Living Trust, conveyed a one-third interest to McGowan Family Investments, a partnership comprised of Robert L. McGowan, Sr., Jamie M. Scott and James W. McGowan, Jr., of record in Book 9915, page 154, said Register's Office, a one-third interest of record in Book 10319, Page 23, said Register's Office, and the remaining one-third interest of record at Book 10758, Page 733, Register's Office for Davidson County, Tennessee.

Thereafter McGowan Family Investments, a Tennessee General Partnership, conveyed its interest in said property by deed dated August 6, 2013 to McGowan Family Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20130812-0084292, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4701 Park Avenue, Nashville, TN 37209
(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/our hands this **24th** day of **May, 2019.**

McGowan Family Investments, LLC, a Tennessee Limited Liability Company

By: _____
Robert L. McGowan, Sr., Managing Member

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Robert L. McGowan, Sr.,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be **Managing Member** of McGowan Family Investments, LLC, a Tennessee Limited Liability Company and that **he** as such **Managing Member** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by **himself** as **Managing Member.**

WITNESS my hand and seal this 24th day of May, 2019.

_____
Notary Public J. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Brantley

