Bk 36

WARRANTY DEED

Karen Johnson Davidson County
Batch# 268459 DEEDWARR
08/07/2019 04:11:30 PM 2 pgs
Fees: $13.00 Taxes: $604.95
20190807-0078728

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 163,500.00.

Judith Inman
Affiant

Subscribed and sworn to me on August 7, 2019.

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32757

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
6120 Partners, LLC, a Tennessee Limited Liability Company 306 42nd Avenue, North Nashville, TN 37209	SAME AS NEW OWNER	119-14-133

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, Judith Inman, a married person, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto 6120 Partners, LLC, a Tennessee Limited Liability Company, 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 a lot or parcel of land in the 6th, formerly the 9th, Civil District of said County, described according to a survey made by Lewis D. Justice, Surveyor, September 25th, 1947, as follows:

Beginning at the northerly margin of East Morton Avenue at the southwest corner of Tuggle Heights Subdivision, as of record in Book 1130, page 90, Register's Office for said County; thence with said Avenue, North 87 deg. 11 min. West 60 feet; thence northwardly 236 feet; thence eastwardly 50 feet to the westerly line of said Tuggle Heights Subdivision; thence with said line, South 2 deg. 20 min. West 236 feet to the beginning.

Being the same property conveyed to Hollis Inman and wife, Judith Inman, by deed from Ethel H. Tankersley, of record in Book 6521, page 743, Register's Office for Davidson County, Tennessee. And being further conveyed to Judith Inman by Quitclaim Deed from Hollis Inman, unmarried, being one and the same person as Hollis J. Inman, dated June 8, 1995 and recorded June 26, 1995, of record in Book 9711, page 842, Register's Office for Davidson County, Tennessee.

Subject property is not now nor has it ever been the primary residence of the Grantor herein.

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

1. 2019 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 232 Morton Avenue, Nashville, TN 37211.

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 7th day of August, 2019.

Judith Inman

Judith Inman

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On August 7, 2019, before me personally appeared Judith Inman to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on August 7, 2019.

Todd A. P

NOTARY PUBLIC

My Commission Expires: 9/7/21

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 07, 2021