This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
Hawkins Hogan PLC
205 17th Avenue North, Suite 202
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 293076 DEEDWARR
09/30/2019 11:22:07 AM 5 pgs
Fees: $28.00 Taxes: $4,144.00
20190930-0099196

WARRANTY DEED

Address of new owner as follows:	Send tax bills to:	Map-Parcel No.
Infinity Properties Partnership, LLC **200 Hill Avenue, Suite 4** **Nashville, TN 37210**	**(Same)**	**103-13-0-064.00**

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Know all men by these presents that, **Suzanne Mintz Kooi** and **Philip G. Mintz** (collectively, the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor, in hand paid by **Nathaniel Nelson Beaver** (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described on **Exhibit A** attached hereto and incorporated herein by this reference together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property").

This is improved property commonly known as: **407 West Hillwood Drive, Nashville, Tennessee 37205.**

This conveyance is subject to all matters set forth on **Exhibit B** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and his heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and his heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantors as of this 26th day of September 2019.

Suzanne Mintz Kooi

Philip G. Mintz

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Suzanne Mintz Kooi**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September 2019.

Notary Public

My commission expires: MAR. 8, 2021

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Philip G. Mintz**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of September 2019.

Notary Public

My commission expires: MAR. 8, 2021

G. MILLER HOGAN II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of this property, whichever is greater is $1,120,000.00.

Affiant

Sworn to and subscribed before me on this
26 day of September 2019.

Notary Public
My Commission Expires:_____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

EXHIBIT A

[Property Legal Description]

Land in Davidson County, Tennessee, being Lot(s) 36, as shown on the map entitled Hillwood Estates, Section 4, of record in Book 2133, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MILTON MINTZ AND WIFE, DOROTHY KATZ MINTZ, by deed from HENRY B. BRACKIN, JR AND WIFE, EVA CATO BRACKIN, of record in Book 3163, page 81, dated December 6, 1960, said Register's Office. The said Milton Mintz having since died on or about July 14, 1994, leaving Dorothy Katz Mintz the surviving tenant by the entirety. The said Dorothy Katz Mintz a/k/a Dorothy a. Mintz died testate on or about November 22, 2014. SUZANNE MINTZ KOOI AND PHILIP G. MINTZ, CO-EXECUTORS OF THE ESTATE OF DOROTHY A. MINTZ has full power to convey said property pursuant to the will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 15P-018. SUZANNE MINTZ KOOI AND PHILIP G. MINTZ, CO-EXECUTORS OF THE ESTATE OF DOROTHY A. MINTZ further conveyed to SUZANNE MINTZ KOOI AND PHILIP G. MINTZ, by Executors' Quitclaim Deed of record in Instrument No. 20150612-0055941, dated May 19, 2015, said Register's Office.

- End of Exhibit -

EXHIBIT B

[*Permitted Exceptions*]

1. The lien for property taxes for the current year which are not delinquent and subsequent years.
2. Matters shown on the Plan of record in Book 2133, page 4, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6247, page 80, said Register's Office.

- End of Exhibit -