WARRANTY DEED

Karen Johnson Davidson County
Batch# 312032 DEEDWARR
11/06/2019 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $804.75
20191106-0114602

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 217.500.00.

Affiant

Subscribed and sworn to me on November 6, 2019

NOTARY PUBLIC

My Commission Expires:

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

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32938

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
David A. Phinney Rebekah K. Phinney 232 Morton Avenue Nashville, TN37211	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, 6120 Partners, LLC, a Tennessee Limited Liability Company hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto David A. Phinney and Rebekah K. Phinney, husband and wife, 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 6120 Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Judith Inman, a married person, of record as Instrument No. 20190807-0078728 in the Register's Office for Davidson County, Tennessee.

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

1. 2019 Davidson County taxes which have been paid by the Grantor and subsequent years 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 4th day of November, 2019.

6120 Partners, LLC, a Tennessee Limited Liability Company

By: Kevin McGinn
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 6120 Partners, 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 November 4, 2019.

Todd A. Bricker
NOTARY PUBLIC

My Commission Expires: 9/1/21

TODD A. BRICKER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT 01, 2021

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/19/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY