THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 332784 DEEDWARR
12/20/2019 10:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20191220-0131549

ADDRESS NEW OWNER
Monarch Development, LLC
540 Sydney Place
Murfreesboro, TN 37130

SEND TAX BILLS TO
new owner

MAP/PARCEL
131-04-0-143.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($l0.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **DOROTHY C. MCGINNIS, UNMARRIED,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm unto **MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantee" herein), her successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described on **Exhibit A** attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEE, her successors and assigns, forever. And GRANTOR does covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind himself, his assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2019 and subsequent years real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 19th day of December, 2019.

Dorothy C. McGinnis
DOROTHY C. MCGINNIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Paul Soper, a Notary Public of the State and County aforesaid, personally appeared **DOROTHY C. MCGINNIS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 19th day of December, 2019.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$415,000.00**

Sworn to and subscribed before me this 19th day of December, 2019.

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 6, of Block 19 and part of Harcum Avenue, now closed, on the Plan of College Park Subdivision, of record in Book 843, page 29, 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 DOROTHY C. MCGINNIS, by deed from NEAL R. TAYLOR ET UX PATRICIA M. TAYLOR, of record in Book 6440, page 636, dated November 30, 1984, said Register's Office.

True Copy Certification

I, **PAUL F. SOPER**, 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

