Karen Johnson Davidson County
Batch# 394136 DEEDWARR
04/30/2020 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,187.70
20200430-0045341

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20202927 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$321,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 24th day of April, 2020. Notary Public My Commission Expires:

WARRANTY DEED

THIS INDENTURE, made this 24th day of April, 2020, among:

GIRL TRIBE VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

KAYCE LAINE MCGEHEE, A SINGLE WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 444 on the Plan of Section Three, Parkwood Estates of record in Plat 3300, Page 31, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Theodore Howard Cunningham by Cash Deed from Secretary of Housing and Urban Development of record in Instrument No. 20091204-0111245, Register's Office for Davidson County, Tennessee, dated December 02, 2009 and recorded on December 04, 2009 The said Theodore Howard Cunningham having since died 8/29/2012 and by his Last Will and Testament appointed Tamasoa J. Patton as Executor of the estate.

Being the same property conveyed to Music City Holdings, LLC by Warranty Deed from Phillip E. Patton and Tamasoa J. Patton, individually, and as Executors of the Estate of Theodore Howard Cunningham, of record in Instrument No. 20191024-0109081, Register's Office for Davidson County, Tennessee, dated October 17, 2019 and recorded on October 24, 2019.

Being the same property conveyed to Girl Tribe Ventures, LLC, A Tennessee Limited Liability Company, by Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company, of record in Instrument No. 20191024-0109082, Register's Office for

Davidson County, Tennessee, dated October 17, 2019 and recorded on October 24, 2019.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Girl Tribe Ventures, LLC

BY: _____
Daphne Larkin, Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Daphne Larkin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Girl Tribe Ventures, LLC and as such Member, he is authorized to execute this instrument on its behalf.

Witness my hand and official seal this 24th day of April, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

_____
Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Kayce Laine McGehee
Address: 204 Starlight Drive
City, State, Zip: Nashville, TN 37207

Responsible Party For Taxes:

Name: ~~Kayce Laine McGehee~~ TOWNEBANK MORTGAGE
Address: ~~204 Starlight Drive~~ 1435 CROSSWAYS BLVD, STE 200
City, State, Zip: ~~Nashville, TN 37207~~ CHESAPEAKE, VA 23320-2896

Tax ID: 050 15 0 195.00

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022