Karen Johnson Davidson County
Batch# 487130 DEEDWARR
10/01/2020 10:57:41 AM 2 pgs
Fees: $13.00 Taxes: $925.00
20201001-0113352

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File # 15045

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Timo6, LLC	NEW OWNER	08315005600
(NAME)	(NAME)	
100 N. Main St - STE E1 (ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **615 Investmenst Trust, L.M Seiner Trustee,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Timo6, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Section Two, Fortland Park of record in Book 2900, Page 40, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to The 615 Investments Trust, L.M Seiner Trustee, by deed of record in Instrument NO. 20200706-0072453 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 253 Riverside Drive, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 hands this 29th day of September, 2020.

615 Investments Trust, L M Seiner Trustee

State of Tennessee
County of Davidson

On this the 29th day of September, 2020, before me personally appeared Lisa Seiner as Trustee of The 615 Investments Trusts, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

Notary Public
My Commission Expires: _____

File No.: 15045