WARRANTY DEED

Karen Johnson Davidson County
Batch# 695831 **DEEDWARR**
08/12/2021 11:22:53 AM 2 pgs
Fees: $13.00 Taxes: $1,675.73

20210812-0108824

File #2021-511

Keaton A. Rye
STATE OF TENNESSEE NOTARY PUBLIC
County of Williamson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $452,900.00.

Affiant

Subscribed and sworn to before me on August 10, 2021.

NOTARY PUBLIC
My Commission Expires: 6/14/25

THIS INSTRUMENT WAS PREPARED BY AND RETURNABLE TO:
ASHWORTH LAW FIRM, PLLC
Robert C. Ashworth, Attorney at Law
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Melissa Finklea 1733 McKinney Ave., Unit B Nashville, TN 37208	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	081-02-0Q-002.00CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PH2 ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **MELISSA FINKLEA, AN UNMARRIED WOMAN**, hereinafter called **"GRANTEE,"** her 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 Unit No. B, on the Plan of 1733 McKinney Avenue Townhomes, a Horizontal Property with Private Elements, established and Site Plan of record in Exhibit "C" in the Declaration of Covenants, Conditions, and Restrictions as Instrument No. 20160831-0091164, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to PH2 ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from PEARL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20170601-0054691, dated May 31, 2017, said Register's Office.

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

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1733 McKinney Ave., Unit B, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand on August 10, 2021.

Grantor:

PH2 Enterprises, LLC, a Tennessee limited liability company

By: _____
Philip C. Bolger, Member

By: _____
Maria K. Bolger, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Philip C. Bolger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Member of PH2 Enterprises, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 10th day of August, 2021.

_____
Notary Public

My Commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Maria K. Bolger, 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 Member of PH2 Enterprises, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company as Member.

Witness my hand, at office, this 10th day of August, 2021.

_____
Notary Public

My Commission expires: My Commission Expires February 26, 2023

ROBERT ASHWORTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY