WARRANTY DEED

Karen Johnson Davidson County
Batch# 948646 DEEDWARR
12/07/2022 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20221207-0127346

LR-RAC-22-228

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF DECEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/16/2024
(AFFIX SEAL)

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Phinney and Bekah Phinney	New Owner	
(NAME)	(NAME)	
228 Shawn Drive		**133-11-0-198-00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-3830		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEMPHIS INVESTMENT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID PHINNEY AND REBEKAH PHINNEY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 184 on the Plan of Section Three, Valley View Meadows of record in Plat Book 3700, Page 93-94, 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 Memphis Investment Properties, III, LLC, a Tennessee limited liability company by Warranty Deed from Mary Skeen, married, and Jamiei Whitfield, single, and the Estate of Eunice P. Clickner, dated May 24, 2022 and recorded June 1, 2022, of record in Instrument No. 20220601-0062897, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 3700, Page 93-94, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3673, Page 439, Book 3770, Page 214, Book 4065, page 227 and Book 4082, page 106, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 3182, Page 261, Book 3498, Page 196 and Book 3504, Page 80, and Book 3673, Page 439, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **228 Shawn Drive, Nashville, Tennessee 37211-3830**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 2nd DAY OF DECEMBER, 2022.

Memphis Investment Properties III, LLC

BY: _____
Bradley A. Reedy
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared BRADLEY A. REEDY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MEMBER of MEMPHIS INVESTMENT PROPERTIES III, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability corporation as MEMBER.

Witness my hand and official seal, this the 2nd of December, 2022.

_____
Notary Public
My Commission Expires: 3/28/26
(SEAL)

F. RICHARD DILEONARDO
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 03-28-2026

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/2/22.

Affiant Signature

12/6/2022

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/6/2022.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON