WARRANTY DEED

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JULY, 2004.

Notary Public I. DYKE TATUM

MY COMMISSION EXPIRES: May 29, 2005.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE & ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M & M PROPERTIES	M & M PROPERTIES	72-5-125
(NAME)	(NAME)	
1014 East TRINITY Lane		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LARRY LEE KESSLER, a single person**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M & M PROPERTIES, a Limited Liability Company**, 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:

BEING LOT NO. 1 ON THE MAP SHOWING THE RESUBDIVISION OF LOT NO. 41 ON THE PLAN OF DR. E.T. BROWN'S SUBDIVISION, OF THE J.B. KING LAND, OF RECORD IN BOOK 332, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF TRINITY LANE 309.6 FEET EAST OF THE EAST RIGHT-OF-WAY LINE OF L & N RAILROAD; THENCE SOUTHRLY 321.8 FEET TO A POINT; THENCE SOUTH 70 DEG. 05' EAST 77.4 FEET TO A POINT; THENCE NORTHERLY 345 FEET TO THE SOUTH MARGIN OF TRINITY LANE; THENCE WITH THE MARGIN OF THE SAME WESTERLY 75 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GEORGE H. KESSLER, NOW DECEASED, AND WIFE ALICE TRISDALE KESSLER BY DEED FROM DONALD VERNON TRISDALE AND WIFE MARY KING TRISDALE OF RECORD IN BOOK 2708, PAGE 149, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. ALICE TRISDALE KESSLER HAS SINCE QUITCLAIMED HER INTEREST TO LARRY LEE KESSLER OF RECORD IN INSTRUMENT NO. 20001101-0108175 SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☒ property, known as **1014 East TRINITY Lane, NASHVILLE, TN 37216**

(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 hand this 23rd day of July, 2004.

I. DYKE TATUM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

LARRY LEE KESSLER

Davidson County DEEDWARR
Recvd: 07/29/04 15:26 2pgs
Fees:13.00 Taxes:118.40

20040729-0091089

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of State and County aforesaid, personally appeared **LARRY LEE KESSLER, A SINGLE PERSON**, with whom I am personally acquainted, and whom, upon oath, acknowledged **HIMSELF** to be the persons who executed the foregoing instrument for the purpose therein contained, and that HE executed the same as HIS free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of July, 2004.

Commission expires: May 29, 2005

I. DYKE TATUM Notary Public

