WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $163.000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/22/2010

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3735 N Mt Juliet Rd

STE 202

Mt Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey D. Frazier	Same	151-1A-152
(NAME)	(NAME)	
3129 Kennebeck Drive	(new owner)	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, MCRI, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey D. Frazier*, 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: *unmarried

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Chatham Pointe of record in Plat Book 6900, Page 444 – 447, Register's Office for Davidson County, Tennessee

Being the same property conveyed to MCRI, LLC, by deed of record in Instrument No. 20060526-0062363, 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 3129 Kennebeck Place, Antioch, TN 37013

(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.

Davidson County DEEDWARR
Recvd: 08/03/06 10:46 2 pgs
Fees:13.00 Taxes:603.10



20060803-0094588

Witness my hand this 29th day of June, 2006.

MCRI, LLC

By: _____, Member of MCRI, LLC.

Title: Member of MCRI, LLC

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Phil Pustejovsky with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the member of the MCRI, a Limited Liability Company, and that he as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 29th day of June, 2006.

Commission expires: February 22, 2010

_____
Notary Public



RETURN TO:

Advantage Title & Escrow
3736 N Mt Juliet
SUITE 202
Mt Juliet, TN 37122
615-773-8216
11866