Return to

This instrument was prepared by:

OVERLAND TITLE COMPANY, LLC
814 East Meade Avenue
Madison, TN 37115
2007100061

Davidson County DEEDWARR
Recvd: 11/05/07 10:33 2 pgs
Fees:13.00 Taxes:95.28
20071105-0130113

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is **$25,750.00**

Sworn to and subscribed before me this 30th day of October, 2007.

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Notary Public

My Commission Expires: 9/19/09

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
MM Properties, LLC P. O. Box 8376 Hermitage, TN 37076	New Owner	05302011300

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Magnolia Plantation LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MM Properties, LLC**, hereinafter called the Grantee, its successors and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being **Parcel "B" (Parcel No. 113), PARTITION OF LOT NO. 295 OF SECTION "C2" VILLAGE OF OLD HICKORY**, as shown on plat of record in Instrument No. 20070614-0071264, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said Plat was prepared by Environmental Precision Associates, Inc., Route 1, Box 241, P. O. Box 514, Troy, Alabama 35081, dated January, 2007.

Being the same property conveyed to Magnolia Plantation LLC, by Special Warranty Deed from Countrywide Home Loans, Inc., recorded on the 17th day of July, 2006 in Instrument No. 20060717-0085776, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: Plan of record in Instrument No. 20070614-0071264, in the Register's Office, Davidson County, Tennessee; Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes have been prorated and paid at closing.

This is unimproved property known as **1306 Merritt Street, Old Hickory, TN 37138.**

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successor and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 30th day of October, 2007

MAGNOLIA PLANTATION, LLC

BY: Donna Hicks
Donna Hicks, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Donna Hicks**, 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 **Managing Member**, of **MAGNOLIA PLANTATION, LLC**, the within named bargainor, a limited liability company, and that she as such officer executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by herself as Managing Member.

Witness my hand and seal, this 30th day of October, 2007.

Kathy J Byers
Notary Public
My Commission Expires: 9/19/09

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY