File No. 280500430

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/29/08 11:29 2 pgs
Fees:13.00 Taxes:202.76
20080529-0054646

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF MAY, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009~~ 9/19/09
(AFFIX SEAL)

KATHY J. BYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MM Properties, LLC	MM Properties, LLC	~~Part of~~ Map & Parcel 064-09-0-132.00 Lot 21
(NAME) P.O. Box 8376	(NAME) P.O. Box 8376	064-09-0-296.00 Lot 20
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Curtis F. Seals and wife, Debbie Seals**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **MM Properties, LLC, a Tennessee limited liability company,** hereinafter called the grantee, its successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 20 and 21, Block 4, Plan of Berryville, as shown on plat of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Curtis F. Seals and wife, Debbie Seals by Warranty Deed dated October 31, 2007 from Jennifer L. Bingham and Sam Hubert Frye, and filed of record in Instrument No. 20071106-0130869,(Lot No. 20), Register's Office for Davidson County, Tennessee. Being the same property conveyed to Curtis F. Seals and wife, Debbie Seals by Warranty Deed dated October 31, 2007 from Jennifer L. Bingham and Sam Hubert Frye, and filed of record in Instrument No. 20071106-0130870,(Lot No. 21), Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years; Sewer line Easement(s) as shown of record in Book 10718, Page 552, Register's Office for Davidson County; Subject to all matters as set forth per Plat Book 421, Page 117, Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantors.

unimproved ☒

This is improved ☐ property, known as 4225 Woods Street, Old Hickory, TN 37138
(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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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, its successors 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 our hands this 28th day of May, 2008.

Curtis F. Seals

Debbie Seals

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Curtis F. Seals and wife, Debbie Seals, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of May, 2008.

Commission expires: June 22, 2009

Linda V Jones — Notary Public

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(seal)

File Number: 280500430

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122