Davidson County DEEDWARR
Recvd: 06/23/08 11:22 2 pg
Fees:13.00 Taxes:647.50

20080623-0064288

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 2nd day of June, 2008 by and between **John Edward Bowers, Sr, unmarried**, hereinafter referred to as GRANTOR, and **MDG Properties, LLC**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 409 on the Plan of Candlestick Farms, Section 4, as of record in Book 3600, page 71, Register's Office for said County. Said Lot No. 409 fronts 113 feet on the northeasterly margin of Brewer Drive and runs back between lines measuring 150.9 feet on the northwesterly side and 136.9 feet on the southeasterly side to a broken line in the rear on which it measures 56.7 feet.

This Conveyance is Subject to the Following:

1) Restrictive Covenants of record in Book 3811, page 978 and amended in Book 3822, page 75, Register's Office for said County

Being the same property conveyed to John Edward Bowers, Sr. and wife, Ethlene G. Bowers by Corporate Warranty Deed from Morris and Morris, Inc. a Tennessee Corporation dated October 5, 1965 and recorded November 2, 1965 of record in Book 3953, page 366, Register's Office for Davidson County, Tennessee.

Ethlene G. Bowers predeceased John Edward Bowers, Sr. and property now vested as John Edward Bowers, Sr. as surviving tenant by the entireties.

This is [X]improved [ ]unimproved property known as: **674 Brewer Drive, Nashville, TN 37211**

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

John Edward Bowers, Sr

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, John Edward Bowers, Sr, unmarried, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 2nd day of June, 2008.

Carrie Hughes

Notary Public

My Commission Expires: MY COMMISSION EXPIRES SEPTEMBER 22, 2009

CARRIE HUGHES STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

Name and Address of Property Owner:
MDG Properties, LLC
674 Brewer Drive, Nashville, TN 37211

Send Tax Statements to:

New Owner

Map & Parcel 147.14-0-129.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $175,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 2nd day of June, 2008.

Shelly M Bentley

Notary Public

My Commission Expires: MY COMMISSION EXPIRES March 14, 2010

SHELLY M. BENTLEY STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

RETURN TO:

Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

28-1-180