WARRANTY DEED

File Number: 70706

Davidson County DEEDWARR
Recvd: 07/10/09 16:09 3 pgs
Fees:18.00 Taxes:370.00
20090710-0064795

STATE OF CALIFORNIA
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

My Commission Expires MAY 8, 2012

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TMW Holdings, LLC	TMW Holdings, LLC	092-03-0-0253.00
(NAME) 1812 Meharry Blvd.	(NAME) 4424 Enchanted Circle	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37218	
(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, Marqenta R. Neblett and Cerella A. Lucas, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TMW Holdings, LLC, 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:

1812 Meharry Boulevard, Nashville, TN 37208 **Map 092-03-0 Parcel 253.00**

Being part of Lot No. 4 in the Subdivision of Lot No. 5 of the Harding Lytle Tract, a plan of which subdivision is of record in Book No. 57, Page 28, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Northwest corner of Heffernan Street (now Meharry Blvd.) west of 18th Avenue (formerly Salem Str.) thence West with the North line of Heffernan Str. Conveyed: thence Northwardly at right angles to Heffernan Str. (now Meharry Blvd.) 182 ½ feet to an alley; thence Westwardly with South line of said alley 50 feet (fifty feet); thence Southwardly on a line parallel to the first line of said lot 182 ½ feet to Heffernan Str. (now Meharry Blvd.); thence Eastwardly with the North line of Heffernan Str. (now Meharry Blvd) 50 feet (fifty feet) to the beginning corner.

Being the same property conveyed to Marquenta R. Neblett, Trustee of the Marquenta R. Neblett Revocable Trust u/t/d dated June 30, 200, as to an undivided one-half (1/2) interest and Cerella A. Lucas, Trustee of the Cerella A. Lucas Revocable Trust u/t/d dated July 11, 2000, as to an undivided one-half (1/2) interest., dated July 11, 2000 and recorded on October 26, 2000 in Instrument No. 20001026-0106242, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 1812 Meharry Blvd., Nashville, TN 37208
(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 our hands this 26th day of June, 2009.

Marquenta R Neblett
Marqenta R. Neblett, Trustee

Cerella A. Lucas
Cerella A. Lucas, Trustee

STATE OF CALIFORNIA COUNTY OF SAN FRANCISCO

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trustee's Marquena R. Neblett and Cerella A. Lucas, the bargainor(s), ~~with whom I am personally acquainted or~~ proved to me on the basis of satisfactory evidence, and who acknowledged that ~~he/she~~ they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at San Francisco (City) California (State) this 20th day of June, 2009.

Commission expires: FEB. 03, 2010

Notary Public

L. TORTOLERO
COMM. # 1642998
NOTARY PUBLIC – CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires FEB 03, 2010

PINNACLE
Title & Escrow, LLC

2109 Buena Vista Pike Nashville, TN 37218 ~ (615) 256-3353 office/ (615) 256-3331 fax

I, Rachel L. Bell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that his is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, S. S. Cambridge, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

S. S. Cambridge
Notary Signature

S. S. CAMBRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES: My Commission Expires MAY 8, 2012