File No. 100401

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3318

WARRANTY DEED

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $86,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JUNE, 2010.

Notary Public

MY COMMISSION EXPIRES: March 18, 2014
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myrna L. Woods	New Owner	119 05 0 238.00
(NAME)	(NAME)	
113 Elberta Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210-5203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Mi Casa of America LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Myrna L. Woods, 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:

Being the easterly 50 feet of Lots Nos. 177, 178, and 179 on the Map of the resubdivision of Lots Nos. 3, 4 and parts of Lots Nos. 5 and 6 in Cumberland Nurseries of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mi Casa of America LLC by deed from Auborn L. Hager, III, as Substitute Trustee, dated August 17, 2009 and recorded on August 18, 2009 in Instrument No. 20090818-0077617, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 113 Elberta Street, Nashville, TN 37210-5203

(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.

BILL GARRETT, Davidson County
Trans:T20100040723 DEEDWARR
Recvd: 07/02/10 11:00 2 pgs
Fees:13.00 Taxes:321.53

20100702-0052037

File No. 100401
Witness my hand this 25th day of June, 2010.

Mi Casa of America LLC

By: William Mark Gill

William Mark Gill, Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William Mark Gill with whom I am personally acquainted and who upon his oath acknowledged himself to be the Member of Mi Casa of America LLC, the within named bargainor, and limited liability company, and that he as such Member being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said William Mark Gill as such Member.

Witness my hand and official seal this 25th day of June, 2010.

Commission expires: March 10, 2012

Kimberly R. Griggs

Notary Public

KIMBERLY R. GRIGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 10, 2012