BILL GARRETT, Davidson County
Trans:T20100056664 DEEDWARR
Recvd: 09/09/10 13:39 2 pgs
Fees:13.00 Taxes:379.25
20100909-0071830

WARRANTY DEED

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $102,500.00

Affiant

Subscribed and Sworn to before me, this 31st day of August, 2010.

Notary Public

My commission expires:
1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
MRMR Properties, LLC 214 Shady Grove Rd Nashville TN 37214	SAME	07505004600

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Walter Allen Griggs,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **MRMR Properties, LLC**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 1, Resubdivision Part of Tract No. 2, Matt Donelson Land, of record in Book 3106, page 3, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Walter Allen Griggs by deed from Christine Allen of record in Book 9151, page 935, Register's Office for Davidson County, Tennessee.

This is investment property and spouse of Grantor has not interest in said property and has never resided at said property.

Taxes for the year 2010 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 3106, Page 3, said Register's Office.

Subject to restrictions of record in Book 3183, Page 71, said Register's Office

This is (x) improved ( ) unimproved property known as 4604 Old Hickory Blvd., Old Hickory, TN 37138.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 31st day of August, 2010.

Walter Allen Griggs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Walter Allen Griggs** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 31st day of August, 2010.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY