WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110028463 DEEDWARR
Recvd: 05/12/11 12:34 2 pgs
Fees:13.00 Taxes:9.25
20110512-0036567

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2011.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine A. Wieczerza	Same as new owner	141-00-0-065
(NAME)	(NAME)	
7915 A Hooten Hows Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	,	
(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, MKK Family, LLC, a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Katherine A. Wieczerza and Joanna L. Wright, as joint tenants with right of survivorship, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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 Unit B of 7915 Townhomes as established by Declaration of Covenants, Conditions and Restrictions and Master Deed recorded as Instrument No. 20100910-0072272, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to MKK FAMILY, LLC, by Trustee's Deed from SHELLIE WALLACE, AS SUCCESSOR TRUSTEE AND MATTHEW SMITH, AS CO-TRUSTEE, of record as Instrument No. 20100203-0008632, dated January 13, 2010, said Register's Office.

This conveyance is subject to: 2011 property taxes which are a lien, but not yet due and payable; all matters appearing in the Declaration of Covenants, Conditions and Restrictions and Master Deed of record as Instrument No. 20100910-0072272, said Register's Office; and any easements of record.

unimproved ☐

This is improved ☒ property, known as 7915 Hooten Hows Rd., Unit B, Nashville, TN 37221
(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 10th day of May, 2011.

MKK Family, LLC

MKK Family, LLC by Mary Wester

By: Mary Wester
Its: Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Tom Fouce, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a member of MKK Family, LLC, a Tennessee limited liability company, to be the person who executed the foregoing instrument on behalf of MKK Family, LLC, a Tennessee limited liability company and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Office, this 10th day of May, 2011.

Notary Public

My Commission Expires: 5/20/14

PAUL F. SORER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.