WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/09/11 14:07 2 pgs
Fees:13.00 Taxes:286.75
20111209-0096316

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of December, 2011.

Notary Public

MY COMMISSION EXPIRES: ~~March 03, 2014~~ 1-6-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
M & W Investments, LLC	M & W Investments, LLC	
(NAME)	(NAME)	
114 Stream Valley Blvd.	SAME	14215004100
(ADDRESS)	(ADDRESS)	
Franklin , TN 37064	, TN	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Aubrey Hiam, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M & W INVESTMENTS, LLC, HEREINAFTER CALLED THE GRANTEE, ITS 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 Lot No. 121 on the Plan of Harpeth Valley Park Subdivision, Section 1, of record in Book 3600, Pages 93 and 94, Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Aubrey Hiam by deed form Recontrust Company, N. A., as Substitute Trustee, dated December 1, 2011 and recorded as Instrument No. 20111202-0094220 in the Register's Office for Davidson County, Tennessee.

THE HEREIN CONVEYED PROPERTY IS NOT THE PRINCIPAL OF THE GRANTOR.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF HARPETH VALLEY PARK SUBDIVISION, SECTION 1, OF RECORD IN BOOK 3600, PAGES 93 & 94, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND RESTRICTIVE COVENANTS AND EASEMENTS AS MAY BE RECORDED IN SAID REGISTER'S OFFICE.

unimproved ☐

This is improved ☑ property, known as 608 Harpeth Parkway East, Nashville, TN 37221-3504
(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 GRANTEE, its heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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 my hand this 6th day of December, 2011.

Aubrey Hiam

STATE OF TENNESSEE

COUNTY OF Davidson

On this 6th day of December, 2011, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Aubrey Hiam**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, DEANIE L. GREGORY

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
NASHVILLE TITLE INSURANCE CORPORATION
2818 Bransford Ave.
Nashville, TN 37204
Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

I, Andy Maloney, 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 this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY