WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120031128 DEEDWARR
Recvd: 04/30/12 09:50 2 pgs
Fees:13.00 Taxes:239.61
20120430-0036468

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,760.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF APRIL, 2012.

Notary Public

MY COMMISSION EXPIRES: July 29, 2013.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MWC, LLC	MWC LLC	52-12-55.00
(NAME)	(NAME)	
1225 Neelys Bend Road	1016 Mission Ct #105	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Franklin TN 37067	
(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, Rocky Webster and Vickie Webster, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MWC, 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:

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Schoolside Heights, as shown of record in Book 3700, page 38, Register's Office for Davidson County, Tennessee, and described as follows:

Said Lot No. 3 fronts 96 feet on the northeasterly side of Neely's Bend Road, and extends back 146 feet on the northwesterly line and 91 feet on the southeasterly line to a dead line, measuring 111.1 feet thereon.

Being the same property conveyed to Webster and Vickie Webster, by deed of record in Instrument Number 20050705-0076975 Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Schoolside Heights of record in Book 3700, page 38, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 3949, Page 401, Register's Office for Davidson County, Tennessee., by deed of record in Instrument Number 20050705-0076975, Register's Office for Davidson County, Tennessee. Subject to All matters as shown on Plan of Schoolside Heights of record in Book 3700, page 38, Register's Office for Davidson County, Tennessee. Restrictive Covenants of record in Book 3949, Page 401, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1225 Neelys Bend Road, Madison, TN 37115

(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 27th day of April, 2012.

Rocky Webster

Vickie Webster

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rocky Webster and Vickie Webster, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 27th day of April, 2012.

Commission expires: ~~July 29, 2013~~

~~Tahira J. Pyszka~~ Notary Public

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County