BILL GARRETT, Davidson County
Trans:T20120031804 DEEDWARR
Recvd: 05/01/12 14:12 2 pgs
Fees:13.00 Taxes:443.63
20120501-0037228

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 119,900.00

Affiant

Subscribed and sworn to before me, this 30th day of April, 2012.

Notary Public

My commission expires May 5, 2015

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KAREN K RICE	**SWBC Mortgage Corp.**	**07116011600**
1411 MONTGOMERY AVE	**9311 San Pedro, Suite 100**	
NASHVILLE, TN 37207	**San Antonio, TX 78216**	

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 ACKNOWLEDGE, WE,

MLM INVESTMENT HOLDINGS, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

KAREN K RICE, an unmarried woman

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. 15 on the Map showing T. I. Ward's. Resubdivision on Certain lots in William and Hayes Company's Belleview as of record in Book 974, Page 48, Registers Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the easterly side of Montgomery Street and runs back between parallel lines 200 feet to a dead line.

BEING THE SAME PROPERTY CONVEYED TO MLM INVESTMENT HOLDINGS, LLC BY SPECIAL WARRANTY DEED FROM ASCEND FEDERAL CREDTI UNION DATED 10/31/11 AND RECORDED ON 11/21/11 IN INSTRUMENT NO. 20111121-0090873, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO ASCEND FEDERAL CREDIT UNION BY SUBSTITUTE TRUSTEE'S DEED FROM GLENN L COX, SUBSTITTUE TRUSTEE DATED 04/28/11 AND RECORDED ON 05/02/11 IN INSTRUMENT NO. 20110502-0033509, SAID REGISTER'S OFFICE FOR SAID COUNTY.

ALSO BEING THE SAME PROPERTY CONVEYED TO JAMES H WHITE, JR, UNMARRIED BY WARRANTY DEED FROM PETER S HAWES, UNMARRIED DATED 06/29/99 AND RECORDED ON 07/02/99 IN BOOK 11556, PAGE 219, SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All matters shown on the plan of record in Book _____, Page _____, Register's Office for DAVIDSON County, Tennessee.

This is improved (__X__) unimproved (____) property known as 1411 MONTGOMERY AVE, NASHVILLE, TN 37207.

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 in 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 my/our hand(s) this 30th day of April, 2012.

MLM INVESTMENT HOLDINGS, LLC

Marable Lee Mayo, Jr.

Marable Lee Mayo, Jr., Manager

_____

_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared **Marable Lee Mayo, Jr.** with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself/herself to be the **Manager** of **MLM INVESTMENT HOLDINGS, LLC** the within named bargainor, and limited liability company, and that he/she as such **Manager** being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said **Marable Lee Mayo, Jr.**

Witness my hand, at office, this 30th day of April, 2012.

PAMELA B. MATHENEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

Pamela B. Matheney

Notary Public

My Commission Expires: _____