Return To:
MH&S Law Firm
1804 William[illegible]n Ct. Ste 201
Brentwood, TN 37027
615-377-3319

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $22,500.00

Affiant

Subscribed and sworn to before me, this 5th day of June, 2012.

Notary Public

My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Crystal Cashe' Coleman-Mamrock	**New Owner**	**Map\Parcel: 046-00-0-039.00**
4988 Bull Run Road		
Ashland City, TN 37015		

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,

MOM Haven 14, LP

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

Crystal Cashe' Coleman-Mamrock

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 in the 13th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Ralph W. C. Lambert, dated March 24, 1958, as follows:

Beginning at a stake in the center of Bull Road, said stake being the southeast corner of the property conveyed to Walter D. Whittemore and wife, by deed from Rufus Gallaher, Jr. and wife, as of record in Book 2448, Page 165, Register's Office for Davidson County, Tennessee; thence North 43 deg. 53' East 275 Feet to a point; thence south 42 deg. 49' West 248.1 Feet to a point or spike in the center of Bull Run Road; thence North 47 deg. 7' West 90 Feet to the point of beginning.

Being the same property conveyed to Mom Haven 14, LP by Quitclaim Deed from Springleaf Financial Services, Inc., formerly known as American General Financial Services, Inc., of record in Instrument No. 20110912-0070341, dated July 29, 2011, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 4988 Bull Run Road, Ashland City, TN 37015.

BILL GARRETT, Davidson County
Trans:T20120043395 DEEDWARR
Recvd: 06/12/12 16:06 2 pgs
Fees:13.00 Taxes:83.25
20120612-0051477

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 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 my/our hand(s) this 5th day of June, 2012.

MOM Haven 14, LP

By: Vision Property Management, LLC
By: Alexander Szkaradez, Chief Executive Officer

STATE OF
COUNTY OF

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Alexander Szkaradez, with whom I am personally acquainted (or who proved to me his/her identity and authority on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Executive Officer of Vision Property Management, LLC, authorized agent for MOM Haven 14, LP, a Texas limited partnership, and that he as such authorized agent being authorized so to do, executed the foregoing instrument by signing the name of the limited partnership by himself as CEO of the authorized agent, for MOM Haven 14, LP, the bargainor, a Texas limited partnership, and as such authorized agent, being authorized so to do by the partnership, executed the same for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2012.

Courtney Chavis
Notary Public

My Commission Expires: 12/29/21

COURTNEY CHAVIS,
Notary Public, South Carolina
My Commission Expires
December 29, 2021

File #: 120509CD
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027