WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **2nd** day of **July, 2012**

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MTP Properties LLC	NEW OWNER	108080D02500CO
(NAME)	(NAME)	
(ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Brandy Stamper**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MTP Properties 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 a certain condominium apartment designated as Unit No. 25, Lot 56 in a Horizontal Property regime as shown on condominium site plan, Section 3, Phase V, Quail Valley, of record in Book 5200, page 435, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Brandy Stamper, unmarried, by Warranty Deed from Aretha Chatman, dated December 28, 2004 and filed on January 13, 2005 in Instrument Number 20050113-0005145 and re-recorded on February 6, 2006 in Instrument Number 20061206-0150536, Register's office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3213 E Lake Dr, Nashville, TN 37214

BILL GARRETT, Davidson County
Trans:T20120049530 DEEDWARR
Recvd: 07/05/12 12:32 2 pgs
Fees:13.00 Taxes:177.60
20120705-0059069

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, has 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 **2nd** day of **July, 2012**

Brandy Stamper by Ben Wilson Attorney in Fact

Brandy Stamper by Ben Wilson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary, personally appeared Ben Wilson, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Brandy Stamper, and who acknowledged that he executed the same as the free act and deed of the said Brandy Stamper, by virtue of a Power of Attorney, duly executed and appearing of record in Book * , page _____, said Register's Office.

* 20120705-0059068

Witness my hand and official seal, this **2nd** day of **July, 2012**

Tabatha Edwards
Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY