WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,000.00

Affiant

Subscribed and sworn to before me, this 18th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-CC-13-224

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M.B. Capital, LLC	New Owner (NAME)	
224 Peachtree (ADDRESS)	(ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	119-01-0-479.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KAREN H. DOTY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto M.B. CAPITAL, LLC, hereinafter called the Grantee(s), their heirs and assigns, that 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. 14 ON THE PLAN OF OVERHILL CITY AND W.H. FOX SUBDIVISION OF PART OF THE CUMBERLAND NURSERIES OF RECORD IN PLAT BOOK 332, PAGE 21, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT FRONTS 50 FEET ON THE NORTH SIDE OF PEACHTREE STREET AND RUNS BACK 150 FEET BETWEEN PARALLEL LINES TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO CHARLES RAY DOTY ET UX KAREN H. DOTY BY INSTALLMENT DEED FROM MAMIE PAULINE DAVIS, UNMARRIED OF RECORD AT BOOK 5573, PAGE 721, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 7, 1980 AND RECORDED ON MARCH 4, 1980. BEING THE SAME PROPERTY CONVEYED TO KAREN H. DOTY BY QUTICLAIM DEED FROM CHARLES RAY DOTY OF RECORD AT BOOK 8376, PAGE 674, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 18, 1991 AND RECORDED ON JUNE 18, 1991. SAID PROPERTY WAS CONVEYED TO MAHMOUD SAJJADI AND JIM ATTAR BY FINAL DECREE CONFIRMING SALE OF RECORD IN INSTRUMENT NO. 20100804-0061245, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 19, 2010 AND RECORDED AUGUST 4, 2010, AND WAS FURTHER CONVEYED TO KAREN H. DOTY BY DECREE FOR REDEMPTION OF RECORD IN INSTRUMENT NO. 20111122-0091575, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 22, 2011 AND RECORDED NOVEMBER 22, 2011. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTOR.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 332, PAGE 21, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 224 Peachtree, Nashville, Tennessee 37210
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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.

BILL GARRETT, Davidson County
Trans:T20130007493 DEEDWARR
Recvd: 01/28/13 14:13 2 pgs
Fees:13.00 Taxes:118.40
20130128-0008863

Witness my/our hand(s) this 18th day of January, 2013.

Karen H. Doty

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karen H. Doty, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th day of January, 2013.

Notary Public

My Commission Expires:

(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903