Record & Return To; Realty Title & Escrow Co., Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130008401 DEEDWARR
Recvd: 01/31/13 09:08 2 pgs
Fees:13.00 Taxes:377.40
20130131-0009929

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd day of January, 2013** by and between **Beverly L. Lacy**, unmarried, hereinafter referred to as GRANTOR, and **MTLC Properties, LLC**, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Being Lot No. 40 and the easterly 41 feet of Lot No. 41 on the map of the re-subdivision of part of blocks 26 and 27, and all of blocks 23, and 24, Cumberland Nurseries, as of record in Book 161, page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 40 and the easterly 41 feet of Lot No. 41 together front 82 feet on the northerly side of Lutie Street and runs back between parallel lines 180 feet to an alley.

Being the same property conveyed to Beverly L. Lacy, by Warranty Deed, from Shirley Duke, Executrix for the Estate of Elroy W. Mehls, dated August 16, 1994 and recorded August 22, 1994, of record in Book 9442, page 586, Register's Office of Davidson County, Tennessee. Beverly L. Lacy now known as Beverly Lacy Tovar

This is [X]improved [ ]unimproved property known as: 316 Lutie Street, Nashville, TN 37210

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Beverly L. Lacy

Beverly L. Lacy (now known as Beverly Lacy Tovar)

INDIVIDUAL
STATE OF Kansas
COUNTY OF Johnson

Personally appeared before me, a Notary Public of said county and state, Beverly L. Lacy (n/k/a Beverly Lacy Tovar), to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 22nd day of January, 2013.

Sianna L Casanova
Notary Public

My Commission Expires: 11/17/2016

SIANNA L. CASANOVA
Notary Public - State of Kansas
My Appt. Expires 11/17/2016

Name and Address of Property Owner:
MTLC Properties, LLC
316 Lutie Street
Nashville, TN 37210

Send Tax Statements to:

MTLC properties, LLC
2441 Whitsell Rd.
Nashville, TN 37210
Map & Parcel 119.05-0-186.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $102,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 23rd day of January, 2013.

Karen McCalla
Notary Public

My Commission Expires: April 12, 2015
RETURN TO:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067
13-1-020

KAREN McCALLA NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN