BILL GARRETT, Davidson County
Trans:T20130035947 DEEDWARR
Recvd: 05/01/13 10:58 2 pgs
Fees:13.00 Taxes:189.86
20130501-0043541

VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130400306

WARRANTY DEED

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$51,313.00 Carmen Coats
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of April, 2013
J. Brandon Miller
Notary Public
MY COMMISSION EXPIRES: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M & R URBAN VENTURES I, LLC 1389 Moonlight Trail Brentwood, TN 37027	New Owner	071-11-0-063.00

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, WE,

ESTELLE A. SEARCY, Unmarried

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

M & R URBAN VENTURES I, 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 the southerly 35 feet of Lot No. 4 and the northerly 15 feet of Lot No. 5 on the Map of W. B. Dew's Subdivision of Seven Acres parted off the north side of G. Scrugg's Land, as of record in Book 332, Page 53, Register's Office for said County.

SAID parts of Lots Nos. 4 and 5 front together 50 feet on the westerly side of Meridian Street, and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Allen Patterson Searcy and wife, Estelle A. Searcy by Warranty Deed from Tennie Belle Barksdale and husband, P. S. Barksdale dated 5/13/46 and recorded 5/24/46 in Book 1390, Page 13, Register's Office for Davidson County, Tennessee. The said Allen Patterson Searcy having since died leaving property vested solely to Estelle A. Searcy.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **1430 MERIDIAN STREET, 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 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 29TH day of April, 2013.

Estelle A. Searcy
ESTELLE A. SEARCY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Estelle A. Searcy the bargainor(s) 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 at Nashvile, Tennessee, this 29th day of April, 2013.

Commission Expires:_____

Notary Public

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014