WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$50,500.00.**

Affiant

Subscribed and sworn to before me this 21ST day of May, 2013.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
MWC, LLC	SAME	069-16-0-028.00
106 Mission Court, Suite 105		
Franklin, TN 37067		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **William Edward Halpin, Jr. and wife, Margaret Joyce Halpin**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **MWC, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract or parcel of land in the 13th Civil District of Davidson County, State of Tennessee, being described according to the survey of George W. Watkins, dated October 17, 1960, as follows:

Beginning at an iron pin set in the northwesterly margin of Manchester Avenue (as widened), being located North 36 degrees 45' East 50 feet from an iron pin set in the northeast corner of the property conveyed to the Bordeaux Methodist Church by deed of record in Book 1101, page 251, Register's Office for Davidson County, Tennessee; thence North 55 degrees 15' West 208.8 feet to an iron pin; thence North 37 degrees 30' East 108 feet, more or less, to a point being the westerly corner of the property conveyed to John R. Rottero, et ux, Delia Rottero by deed from Ada F. Rottero, of record in Book 1428, page 409, Register's Office for Davidson County, Tennessee; thence southeasterly with the southerly line of said property 213 feet, more or less, to a point in the northwesterly margin of Manchester Avenue; thence South 36 degrees 45' West 102.4 feet, more or less, with said margin of Manchester Avenue to the point of beginning.

Being the same property conveyed to William Edward Halpin, Jr. and wife, Margaret Joyce Halpin, by deed from Rose Katherine Rottero, on December 16, 1993, of record in Book 9201, page 727, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **2007 Manchester Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 21, 2013.

Davidson County DEEDWARR
Recvd: 05/22/13 15:43 2 pgs
Fees:13.00 Taxes:186.85
20130522-0051987

William Edward Halpin Jr.
William Halpin Jr.

Margaret Joyce Halpin
Margaret Halpin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **William Edward Halpin, Jr. and wife, Margaret Joyce Halpin** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 21, 2013

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document rendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY