Davidson County DEEDWARR
Recvd: 06/14/13 08:47 2 pgs
Fees:13.00 Taxes:240.50
20130614-0060804

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a survey or title examination. Preparer did not serve as Closing Attorney.

STATE OF TN)
COUNTY OF Sumner)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June, 2013.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1/6/15

SUZANNE A. MORAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires January 6, 2015

ADDRESS OF NEW OWNER:
1389 Moonlight Trail
Brentwood, TN 37027

SEND TAX BILLS TO:
1389 Moonlight Trail
Brentwood, TN 37027

MAP: 82-8
GROUP:
PARCEL: 153

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RONDOL P. CARTWRIGHT**, HEREINAFTER CALLED THE GRANTOR, HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO **M&R URBAN VENTURES I, LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the westerly 110 feet of Lot No. 159 of Block No. 2 on the Plan of F.O. Beasley's McFerrin Addition, as of record in Book 57, page 136, Register's Office for Davidson County, Tennessee. Said part of Lot No. 159 fronts 73 feet on the easterly side of North 9th Street and runs back between parallel lines, with the northerly margin of Mansfield Street, 110 feet to a dead line. (Legal description taken from prior deed.

Being the same real estate conveyed to Rondol P. Cartwright by Quitclaim Deed recorded August 23, 2011 in Instrument No. 20110823-0065042, in the Register's Office of Davidson County, Tennessee.

unimproved
This is improved ___X___ property known as 701 N. 9th St., Nashville, TN 37206

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said **M&R URBAN VENTURES I, LLC**, its successors and/or assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for the lien of the 2013 County taxes which shall be prorated and assumed by Grantee herein; (2) restrictive covenants of record in Trust Deed Book 1736, page 67, in the Register's Office of Madison County, Tennessee; (3) utility easement of record in Deed Book 680, page 306, in said Register's Office; (4) right-of-way deeds of record in Deed Book 203, page 457 and in Deed Book 237, page 1, in said Register's Office; (5) easements, restrictions, and building setback lines of record in Plat Book 10, page 326 and as revised in Plat Book 10, page 335, in said Register's Office; and, I do further covenant and bind myself, my 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 MY HAND this 12 day of June, 2013. RPC

RONDOL P. CARTWRIGHT

STATE OF TN)
COUNTY OF Sumner)

Before me, Suzanne A Moran, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared RONDOL P. CARTWRIGHT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Official Seal on this the 12 day of June, 2013.

Notary Public

My Commission Expires: 1/6/15

SUZANNE A. MORAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires January 6, 2015

True Copy Certification

I, Debbie Siniard, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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 Tennessee

County of Davidson

STEVE TOPPINGS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, Steve Toppings, a notary public for this county and state, Debbie Siniard who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2-6-17