Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
13-0636

BILL GARRETT, Davidson County
Trans:T20130063680 DEEDWARR
Recvd: 07/25/13 15:31 2 pgs
Fees:13.00 Taxes:540.20
20130725-0077352

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of July, 2013

Notary Public
Commission Expires:

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-16-2016

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah R Baas 711 32nd Avenue N Nashville, TN 37209	F & M Bank 50 Franklin Street Clarksville, TN 37040	092.09 0 080.00

WARRANTY DEED

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, I/WE,

MLM Investment Holdings, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah R Baas, married

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 Lot No. 9 on the Plan of G.E. Jackson's Subdivision of the Marable Tract, as of record in Book 161, Page 86, Register's Office for said County.

Said Lot No. 9 fronts 40 feet on the westerly side of 32nd Avenue North, formerly Pilcher Avenue, and runs back between parallel lines, with the southerly margin of Torbett, formerly Murry Street, 140 feet to an alley.

Being the same property conveyed to MLM Investment Holdings, LLC by deed from Mattie E. Campbell-Morris dated 1/23/2013 and recorded 1/28/2013 in Instrument 201301280008857, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 711 32nd Avenue N, Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of July, 2013.

MLM Investment Holdings, LLC

By: Diane Mayo
Diane Mayo, Manager/Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Diane Mayo**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is the Manager/Partner of **MLM Investment Holdings, LLC**, and that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of July, 2013.

Notary Public
My Commission Expires: _____

(Notary Seal)

CHRIS MULE'
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016