39-B

BILL GARRETT, Davidson County
Trans:T20130092752 DEEDWARR
Recvd: 10/30/13 08:26 2 pgs
Fees:13.00 Taxes:869.50
20131030-0112478

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-130900557

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 18th day of October, 2013

Notary Public

MY COMMISSION EXPIRES: 11-3-15

PATRICE J. GALLAWAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

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
Mark Walczak 901 Jackson Street Nashville, TN 37208	F&M Bank 10 Cadillac Drive, Suite 100 Brentwood, TN 37027	082-13-0-057.00

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,

MDS Realty Investments, Inc.

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

Mark Walczak and Virginia Walczak, husband and wife

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 easterly 30 feet of Lot No. 21 and the westerly 10 feet of Lot No. 22 on the plan of Block 'A' of the Bransford's Realty Company's North Hill Subdivision, of record in Book 332, Page 23, in the Register's Office for Davidson County, Tennessee.

Said easterly part of Lot No. 21 and westerly part of Lot No. 22 fronts together 40 feet on the southerly side of Jackson Street and runs back between parallel lines 100 feet to an alley.

BEING the same property conveyed to MDS Realty Investments (incorrectly typed as Investment), Inc., by Warranty Deed from James L. Shumaker, unmarried, dated 8/15/13 and recorded 8/23/13 in Instrument No. 20130823-0089167; and the same property previously conveyed to James L. Shumaker by Quitclaim Deed from Epic Homes, LLC dated 7/12/10 and recorded 7/15/10 in Instrument No. 20100715-0055574; and previously conveyed to Epic Homes, LLC, by Special Warranty Deed from Central Mortgage Company dated 8/24/09 and recorded 10/05/09 in Instrument No. 20091005-0092191, Register's Office for Davidson County, Tennessee.

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 **901 Jackson Street, Nashville, TN 37208**
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.

cs

Witness our hands this 18th day of October, 2013.

MDS Realty Investments, Inc

BY: Ly U. Smith, President

STATE OF NEVADA
COUNTY OF Washoe

Before me, a Notary Public within and for the State and County aforesaid personally appeared Ly U. Smith, with whom I am personally acquainted (or proved to me on the basis of satifactory evidence)and who upon her oath acknowledged herself to be the President respectively of the MDS Realty Investments, Inc, the within named bargainor, and corporation, and that as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, as such President, and attesting the same by the said MDS Realty Investment, Inc, as such President.

Witness my hand and official seal this 18th day of October, 2013.

Commission Expires: May 29, 2017

Notary Public

KIMBERLY S. GARDNER
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 13-10968-2 - Expires May 29, 2017

RJ