NEW OWNER:

True Son Properties, LLC
1412 Montgomery Ave.
Nashville, TN 37207

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 13-0988

071-16-0-065.00

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 10/31/13 12:08 3 pgs
Fees:18.00 Taxes:169.46
20131031-0113112

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Forty-Five Thousand Eight Hundred and 00/100 Dollars** ($45,800.00) cash in hand paid, the receipt of which is hereby acknowledged, **ELCO MAYS** ("Grantors") has have this day bargained and sold and by these presents do hereby transfer and convey unto **TRUE SON PROPERTIES, LLC a Tennessee Limited Liability Company** ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being shown as Lot No. 1 on the revised plan of William & Hayes Company Belle View Plan "E", revision of the Northerly portion of Lot No. 13, as of record in Book 4595, Page 5, Register's Office Davidson County, Tennessee.

Said Lot No. 1 fronts 60 feet on the Westerly side of Montgomery Avenue, And runs back between parallel lines 130 feet to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to Elco Mays and wife, Doris Jean Mays by Installment Deed from Lyndal Roberts and wife, Margaret D. Roberts, recorded on the 25th day of May, 1977 in Book 5151, Page 208, in the Register's Office of Davidson County, Tennessee. Doris Jean Mays passed away on August 13, 1999, and had remained married to Elco Mays, without intervening legal separation or divorce, from the time of acquisition of this property until her passing, therefore vesting title in Elco Mays as surviving tenants by the entirety.

Note: This land is subject to a 10 foot Public Utility easement and drainage easement across the rear lot line.

This is IMPROVED property known as: 1412 Montgomery Ave., Nashville, 37207

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29 day of **October, 2013**.

Elco Mays

ELCO MAYS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, ELCO MAYS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 29 day of **October, 2013**.

NOTARY PUBLIC

My commission expires: 3/28/2016

State of TN, County of ~~Davidson~~
I hereby swear that to the best of
Affiant's knowledge, information and belief
that the actual consideration for this transfer of
value of the property transferred, whichever is
greater is $15,800.00 which amount is equal to
or greater thank the amount which the property
would command at a fair and voluntary sale.

Affiant

Notary Public

My Commission Expires: 07/03/17

JONATHAN M TINSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Cari Allen, 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016