WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/26/13 12:14 2 pgs
Fees:13.00 Taxes:486.18
20131126-0121391

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF NOV, 2013

Notary Public

MY COMMISSION EXPIRES: 7-5-16
(AFFIX SEAL)

MST 2013-1219

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dawn M. Majors	Same as New Owner	069 16 0 028.00
(NAME)	(NAME)	
2007 Manchester Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MWC, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dawn M. Majors, unmarried,** 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:

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 MWC, LLC, from William Edward Halpin, Jr. and wife, Margaret Joyce Halpin, by deed on May 21, 2013, of record in Instrument Number 20130522-0051987, Register's Office for Davidson County, Tennessee.

Subject to: All matters appearing of public record.

This property, known as 2007 Manchester Avenue, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my/our hand(s) this 25th DAY OF Nov, 2013.

MWC, LLC

BY: _____

Member

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Caudell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this the 25th day of November, 2013.

_____
Notary Public My Commission Expires: 7-5-16 (SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Yvette Meldrum, 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON