BILL GARRETT, Davidson County
Trans:T20130101757 DEEDWARR
Recvd: 12/04/13 10:21 2 pgs
Fees:13.00 Taxes:254.19
20131204-0123441

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 68,700.00

Affiant

Subscribed and sworn to before me, this 20th day of November, 2013.

Notary Public

My commission expires: 7-24-17

DAVID A. ROETGER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
505 E MAIN STREET SUITE B
HENDERSONVILLE, TN 37075

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MLM INVESTMENT HOLDINGS, LLC	**NEW OWNER**	**07112006400**
1606 JONES AVE		
NASHVILLE, TN 37207		

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 ACKNOWLEDGE, WE,

TAWASKA HARRISON and husband, EDWARD HARRISON

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

MLM INVESTMENT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

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:

Being Lot No. 31 and the northerly 15 feet of Lot No. 32 on the plan ofJoywood, a subdivision of Nashville, of record in Book 974, page 45, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot no. 31 and the northerly 15 feet of Lot No. 32 front 65 feet on the westerly margin of Jones Avenue and extends back between parallel lines a distance of 148 feet to a dead line.

BEING THE SAME PROPERTY CONVEYED TO TAWASKA HARRISON AND HUSBAND, EDWARD HARRISON, BY WARRANTY DEED FROM THESSOLONIA O. FONDREN AND WIFE, FANNIE FONDREN DATED 09/14/2004 AND RECORDED ON 09/20/2004 IN INSTRUMENT NUMBER 20040920-0112899 SAID REGISTER'S OFFICE SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1606 JONES AVE, NASHVILLE, TN 37207.

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 in 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 20th day of November, 2013.

Tawaska Harrison
TAWASKA HARRISON

Edward Harrison
EDWARD HARRISON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TAWASKA HARRISON and EDWARD HARRISON, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of November, 2013.

Notary Public

My Commission Expires: 7.24.17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY