This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/14/14 15:42 4 pgs
Fees:23.00 Taxes:684.50
20140214-0013315

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
MIW Holdings Business Trust 520 Ultimo Avenue Long Beach, CA 90814	same	072-16-0-015.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Hannah R. Dennison, unmarried, and Rachel P. George, married**, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto **Mark Waks and/or his successors as Trustee of the MIW Holdings Business Trust**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Sherwood First Addition, as of record in Plat Book 1835, page 23, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Said Lot No. 8 fronts 80 feet on the east side of Tammany Drive and runs back between parallel lines, 150 feet to a dead line.
>
> Being the same property conveyed to Hannah R. Dennison, unmarried, and Rachel P. George, married, by deed from Ryan Ross, unmarried, of record in Instrument No. 20111123-0091849, Register's Office for Davidson County, Tennessee.
>
> Subject property is not the principal residence of Rachel P. George.

Subject to the following restrictions and conditions:

1. Property taxes for 2014 are a lien, but not yet due and payable.
2. All matters appearing on the plan of record in Book 1835, page 23, said Register's Office.
3. Any and all visible easements on and across subject property.
4. Subject to any and all building and zoning regulations of City, County and State.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever;

AND WE COVENANT with the said Grantee that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE FURTHER covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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.

This improved property is known as: 1815 Tammany Drive, Nashville, TN 37216.

WITNESS OUR HANDS this 14th day of February, 2014, in Franklin, Tennessee.

HANNAH R. DENNISON

RACHEL P. GEORGE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Notary Public of said County and State, Hannah R. Dennison and Rachel P. George, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Franklin, Tennessee, this 14th day of February, 2014.

NOTARY PUBLIC

Thomas N. Jones
State of Tennessee Notary Public
County of Williamson

My Commission Expires: 2/6/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater for this transfer is $185,000.00.

AFFIANT

Sworn to and subscribed to me, the undersigned, this 14th day of February, 2014, in FRANKLIN, Tennessee.

NOTARY PUBLIC

My Commission Expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Thomas N. Jones, 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.

THOMAS N. JONES

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Michelle W. Locke, a notary public for this county and state, Thomas N. Jones, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Michelle W. Locke
NOTARY PUBLIC

My Commission Expires: 10/2/2017

