Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSH-140400026A
615-503-9901

BILL GARRETT, Davidson County
Trans:T20140032894 DEEDWARR
Recvd: 05/12/14 15:34 2 pgs
Fees:13.00 Taxes:1220.63
20140512-0040651

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Mason Michael Properties, LLC	Mason Michael Properties, LLC	09112026000
(Name) 602 N. 40th Ave	(Name) 602 N. 40th Ave	
(Address) Nashville, TN 37209	(Address) Nashville, TN 37209	
(City) (State) (Zip)	(City) (State) (Zip)	

For and in consideration of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee (s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, we

DEL Real Estate, LLC

Grantors, have this day bargained and sold, and do hereby transfer and convey unto

Mason Michael Properties, LLC

their (successors), heirs and assigns, certain real estate in Davidson, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the unrecorded plan of Nashville Realty Company's Subdivision of the South part of Lot 8, Clifton Plan of lots according to an unregistered copy of a survey thereof made by W. H. Lyle, Surveyor, in January, 1904.

Said Lot No. 2 fronts 53 feet on the Easterly side of 40th Avenue North, formerly Clifton Avenue, and runs back between lines, the South line being parallel to and 60 feet North of Delaware Avenue, 185 feet to an alley in the rear, measuring 60.50 feet thereon.

Being the same property conveyed to Del Real Estate, LLC by Warranty Deed from Roger J. Rotoni, II and wife, Claire A. Rotoni, recorded on the 29th day of March, 2007 in Instrument No. 20070329-0037523, in the Register's Office of Davidson County, Tennessee.

This is unimproved ( ) property, known improved (X) 602 40th Avenue N, Nashville, TN, 37209.

To have and to hold said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 our hand this 7th day of May, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

DEL Real Estate, LLC

BY: _____
Bruce McNeilage, as attorney-in-fact

STATE OF TN
COUNTY OF Williamson

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Bruce McNeilage who acknowledged that he/she is Atty-in-fact (Title or person signing) of DEL Real Estate, LLC (Name of Company), and that in its capacity he/she executed, signed and delivered the above and foregoing instrument after having been authorized by said company to do so.

WITNESS my hand and official seal this 7th day of May, 2014.

_____
Notary Public
My Commission Expires: 6/21/2014

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TN.
COUNTY OF Williamson

The actual consideration for this transfer is $329,900.00.

Subscribed and sworn to before me this 7th day of May, 2014.

Affiant

Notary Public

My commission expires: (Affix Seal) 6/21/2014

ANGELA HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY