This instrument prepared by and **Record and Return to:**
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **14-1131**

BILL GARRETT, Davidson County
Trans:T20140044581 DEEDWARR
Recvd: 06/24/14 10:37 2 pgs
Fees:13.00 Taxes:333.00
20140624-0054910

WARRANTY DEED

THIS INDENTURE, made and entered into this **6/09/2014**, by and between Charles W. Sonn Executor of **The Estate of Maggie Lorene Mayfield** parties of the first part, and **MP Enterprises LLC**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 8 of Block "A" of Mrs. S. E. Drake's Subdivision of Block A and J.M. Davidson's Subdivision of Block "B" of Vernon & Lovell's Holman Heights, of record in Book 332, page 25, Register's office for said County,

Said Lot No. 8 fronts 50 feet on the southeasterly margin of Lovell Street and runs back 155 feet between parallel lines to an alley.

Being the same property conveyed to by deed from William F. Mayfield and wife, Maggie L. Mayfield by deed from, William V. Mangrum and wife, Lillian J. Mays Mangrum dated 09/16/1966, of record in Book 4058, page 349, Register's Office for Davidson County, Tennessee.
William F. Mayfield and Maggie L. Mayfield are both deceased. The said Charles W. Sonn is the Executor of The Estate of Maggie Lorene Mayfield and is authorized to sale said property.

This conveyance is made subject to:

Parcel ID # **091 10 0 257.00**
☒ Improved **512 Lovell Street, Nashville, TN 37209**
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Charles F. Sonn, Executor

Charles W. Sonn, Executor
The Estate of Maggie Lorene Mayfield

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Charles W. Sonn, Executor of **The Estate of Maggie Lorene Mayfield** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed.

Witness my hand and Notarial Seal this 9th day of June, 2014..

Marie Collins
Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

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Owner's Name: **MP Enterprises LLC**

and Address: **512 Lovell Street, Nashville, TN 37209**

Mail tax bills to: 5543 Edmondson Pike, Suite 33
Nashville TN 37211

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$90,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Richard L Hughes
Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 9th day of June, 2014..

Marie Collins
Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY