BILL GARRETT, Davidson County
Trans:T20140057059 DEEDWARR
Recvd: 08/05/14 13:43 2 pgs
Fees:13.00 Taxes:832.13
20140805-0070276

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
14-0760

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2014

Notary Public
Commission Expires: 7-24-2017

JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amanda Bryant 1606 Jones Avenue Nashville, TN 37207	Amanda Bryant 1606 Jones Ave. Nashville, TN 37207	071-12-0-064.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

MLM Investment Holdings, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Bryant, an unmarried woman

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:

LAND in Davidson County, Tennessee, being Lot No. 31 and the northerly 15 feet of Lot No. 32 on the Plan of Joywood, 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.

BEING the same property conveyed to MLM Investment Holdings, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Tawaska Harrison and husband, Edward Harrison, dated 11/20/13 and recorded 12/4/13 in Instrument No. 20131204-0123441; and being the same property previously conveyed to Tawaska Harrison and husband, Edward Harrison, by Warranty Deed from Thessolonia O. Fondren and wife, Fannie M. Fondren, dated 9/14/04 and recorded 9/20/04 in Instrument No. 20040920-0112899, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1606 Jones Avenue, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of July, 2014.

MLM Investment Holdings, LLC

By: Dianne S. Mayo, Manager
Dianne S. Mayo, Manager

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Dianne S. Mayo, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon his oath acknowledged ~~himself~~ herself to be the Manager of MLM Investment, LLC, and that she as such Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Brentwood, TN, on this the 31st day of July, 2014.

Notary Public

Commission Expires: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY