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.: 14-1203

BILL GARRETT, Davidson County
Trans:T20140063275 DEEDWARR
Recvd: 08/26/14 15:21 2 pgs
Fees:13.00 Taxes:518.00
20140826-0077842

WARRANTY DEED

THIS INDENTURE, made and entered into this 8/19/2014, by and between Neal Lampley, parties of the first part, and MP Enterprises, LLC a Kentucky Limited Liability Company, 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:

TRACT 1

Land in Davidson County, Tennessee, Being Unit No. 26A on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20060601-0064701, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Neal Lampley by Quitclaim Deed from Mary Lampley dated August 19, 2014, in Instrument No. 20140826-0077841 said Register's for Davidson County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, Being Unit No. 26B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20060601-0064701, Register's Office for Davidson County, Tennessee.

Being all of the same property conveyed to Neal Lampley by deed from George Stevens dated August 31, 2007, of record in Instrument No. 20070906-0107040, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record.

Parcel ID # 142 14 0C 076.00 & 142 14 0C 077.00

☐ Improved property located at: 728 & 730 McPherson Drive, Nashville, TN 37215

☐ Unimproved

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.

Neal Lampley

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 Neal Lampley 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 19th day of August, 2014..

Notary Public

My Commission Expires: 5/8/14

REBECCA T. BARLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.

****

Owner's Name: MP Enterprises, LLC

and Address: 728 & 730 McPherson Drive, Nashville, TN 37215

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 $140,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 19th day of August, 2014..

Notary Public

My Commission Expires: 5/8/14

REBECCA T. BARLAND NOTARY PUBLIC DAVIDSON COUNTY, TENN.