WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140080801 DEEDWARR
Recvd: 10/27/14 14:17 2 pgs
Fees:13.00 Taxes:973.10
20141027-0098886

APRIL G. NICHOLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF October 2014

Notary Public

MY COMMISSION EXPIRES: 6-28-15

(AFFIX SEAL)

MST 2014-0869

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan A. Milberg	SAME	042-06-0-010.00
(NAME)	(NAME)	
713 S Summerfield Dr		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **MWC, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Bryan A. Milberg, unmarried and Helen Brazil, unmarried** 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 66, Bonnie Brea Subdivision, Section 3, of record in Book 2854, page 61, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MWC, LLC by Special Warranty Deed from Deutsche Bank National Trust Company, as Trustee for the Certificateholders of the Morgan Stanley ABS Capital I Inc. Trust 2004-HE9, Mortgage Pass Through Certificates Series 2004-HE9, of record in Instrument No. 20140122-0006001, Register's Office of Davidson County, Tennessee, dated 01/03/2014. (Value/consideration of property $110,000.00)

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Easements, restrictions, reservations, conditions, agreements, setback lines and any and all other matters as shown on plat of record in Plat Book 2854, page 61, Register's Office for Davidson County, Tennessee. Easements as shown of record in Book 8358, page 100, Register's Office of Davidson County, Tennessee.

This property, known as 713 S Summerfield Dr, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 my/our hand(s) this 24th DAY OF October, 2014.

MWC, LLC

BY: _____

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jeff Maddox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself, Member of MWC, LLC, the within named bargainor, a Tennessee limited liability company, and that Jeff Maddox, as Member being authorized to do so, execute the foregoing instrument for the purposes therein contained, by signing the name of company, himself/herself, as Member of said company.

Witness my hand and official seal, this the 24th day of October, 2014.

_____
Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON