WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/31/14 16:11 2 pgs
Fees:13.00 Taxes:166.50
20141031-0100921



NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $45,000.00.

LeAnn Maloney
Affiant

Subscribed and sworn to before me this 29th day of OCT, 2014

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
MWC, LLC	SAME	059-11-0-211.00
106 Mission Court, Suite 105		
Franklin, TN 37067		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marshall Dean Anderson Jr.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **MWC, LLC**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 535 on the plan of Haynes Manor, Section 4, of record in Book 4175, page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 535 being a corner lot fronting 76.0 feet on the northerly margin of Rowan Court and 100.4 feet on the easterly margin of Rowan Drive, said frontages connected of the street intersection corner by a curved line having a 25 foot radius and measuring 39.27 feet in length. Said lot runs back between converging lines, 108.7 feet on the northerly margin and 123.7 feet on the easterly margin to a point at the rear.

Being the same property conveyed to Charles W. Haines and wife, Henrietta P. Haynes, by deed from Cumberland Builders, Inc., on January 29, 1971, of record in Book 4479, page 338, Register's Office for Davidson County, Tennessee. The said Henrietta P. Haines having died on June 23, 2010 leaving property to Charles W. Haines by right of survivorship. And being further conveyed to Marshall Dean Anderson, Jr. by Quitclaim Deed from Charles William Haines on August 29, 2013 of record in Instrument Number 20130829-0091376, said Register's Office.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 4175, page 90, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4378, page 976, Register's Office for Davidson County, Tennessee.

This is improved property known as: **667 Rowan Drive, Nashville, TN 37067**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this October 29, 2014.

Marshall Dean Anderson, Jr.
Marshall Dean Anderson Jr.

STATE OF ALABAMA
COUNTY OF MONTGOMERY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marshall Dean Anderson Jr.** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this October 29, 2014

My commission expires 9-29-15

Notary Public

KENNETH ALAN DAWKINS MY COMMISSION EXPIRES NOTARY PUBLIC September 29, 2015 STATE OF ALABAMA

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY