RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans: T20150002926 DEEDWARR
Recvd: 01/13/15 10:47 2 pgs
Fees: 13.00 Taxes: 806.60
20150113-0003479

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MST 2014-1105

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF January, 2015

Notary Public

MY COMMISSION EXPIRES: 11-3-2015

(AFFIX SEAL)

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
Michael R. Metcalf	CMG Mortgage, Inc.	051 02 0 021.00
(NAME)	(NAME)	
500 Vantrease Road	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	San Ramon, CA 94583	
(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, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael R. Metcalf and Suzanne G. Metcalf, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **WILLIAMSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows; TO WIT: A lot or parcel of land in the 11th Civil District of Davidson County, Tennessee, and more particularly described according to a survey made by Harvey Coe, dated 10/18/66, as follows; TO WIT: BEGINNING at an iron pin at the southeast corner of Vantrease Road (formerly Marthonna Road South) and Graycroft Road; thence with the easterly margin of Graycroft Road, S 5 deg. 49' W 210.1 feet to an iron pin; thence S 86 deg. 02 E 144.12 feet to an iron pin; thence N 4 deg. 13' E 210 feet to an iron pin in the southerly margin of Vantrease Road; thence, with said Road, N 86 deg. 02' W 138.25 feet to the beginning.

Being the same property conveyed to MWC, LLC by deed of U.S. Bank National Association as Trustee for the LVS Title Trust 1 of record in Instrument No. 20140127-0007067, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2015 tax a lien on 01/01/2015 but not yet due and payable. Subject to survey by Harvey Coe, dated 10/18/66.

This property, known as 500 Vantrease Road, 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 9th DAY OF January, 2015.

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 James Carl Woodard II 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 MWC, LLC, 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 9th day of January, 2014.

_____
Notary Public

My Commission Expires: 7-5-16

(SEAL)

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON