BILL GARRETT, Davidson County
Trans:T20150015877 DEEDWARR
Recvd: 03/04/15 11:01 2 pgs
Fees:13.00 Taxes:727.05
20150304-0018871

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.: **15-1054**

WARRANTY DEED

THIS INDENTURE, made and entered into this **3/02/2015**, by and between **MP Enterprises LLC, a Kentucky Limited Liability Company** parties of the first part, and **Max E. Joffe, unmarried and Kendra H. Oliver, unmarried and Mark J. Joffe, married, as Tenants in Common with the Right of Survivorship**, 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:

Land in Davidson County, Tennessee, being Lot No. 8 of Block "A" of Mrs. S.E. Drake's Subdivision of Block A and J.M. Davidson's Subdivision of Block "B" of Vernon & Lovell's Holman Heights, of record in Book 332, page 25, Register's office for said County, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to MP Enterprises LLC by deed from Charles W. Sonn Executor of The Estate of Maggie Lorene Mayfield, dated 06/09/2014, of record in Instrument Number 20140624-0054910, Register's Office for Davidson County, Tennessee.

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

Parcel ID # **091 10 0 257.00**

☒ Improved **512 Lovell Street, Nashville, TN 37209**

☐ Unimproved property located at:

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.

Mark Evans, managing member
MP Enterprises LLC
By: Mark Evans, Managing Member

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority of the State and County aforesaid, personally appeared Mark Evans, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledge himself to be the **Managing Member of MP Enterprises LLC, a Kentucky Limited Liability Company**, the within named bargainor, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the company as such authorized officer.

Witness my hand and Notarial Seal this 2nd day of March, 2015..

Marie Collins
Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

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Owner's Name: **Max E. Joffe, Kendra H. Oliver and Mark J. Joffe**

and Address: **512 Lovell Street, Nashville, TN 37209**

Mail tax bills to SUNTRUST MORTGAGE, INC.
1001 SEMMES AVENUE
RICHMOND, VA 23224

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 **$196,500.00** 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 2nd day of March, 2015..

Notary Public

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY