WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/20/15 13:32 2 pgs
Fees:13.00 Taxes:999.00
20150320-0024222

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-5-16
(AFFIX SEAL)

MST 2015-0269

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
MWC, LLC	Same As New Owner	091150183.00
(NAME) 106 Mission Ct Ste 105	(NAME)	
(ADDRESS) Franklin TN 37067	(ADDRESS)	
(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, **Stan Byrd (aka Joe Stanley Byrd) and Mike L. Sirls (aka Mike Sirls),** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MWC, LLC, a Tennessee limited liability company,** 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:

BEING a tract or parcel of land lying in Davidson County, Tennessee and being part of Block No. 16, on the Map of Realty Savings Bank & Trust Company's revised plan of the West Extension of Charlotte Park Co.'s First Addition, as of record in Plat Book 421, page 18, R.O.D.C., TN. Said tract being more particularly described as follows:

BEGINNING at an iron pin (set) in the South right of way of Nevada Avenue, said pin being the northeasterly corner of the herein described property and lying 60' West of the westerly right of way of Fifty-first Avenue North. Thence leaving said right of way of Nevada Avenue S10 26'00"W, 150.00' to an iron pin (set), said point being the southeasterly corner of the herein described property and lying on the north right of way of an alley; thence running along said alley N88°34'OO"W, 60.00' to an iron pin (set), said point being the southwesterly corner of the herein described property; thence leaving said alley N1026'00"E, 150.00' to an iron pin (set), said point being the northwesterly corner of the herein described property and lying on the South right of way of Nevada Avenue, thence continuing along said right of way S88°34'OO"E, 60.00' to the point of beginning and containing 9000 sq. ft.

Being the same property conveyed to Stan Byrd and Mike Sirls by Warranty deed from John Archie Ashburn of record in Book 6827, page 837, Register's Office for Davidson County, Tennessee, dated April 10, 1986 and recorded on April 11, 1986.

This is not now, nor has it ever been, the Grantors primary residence.

Subject to: Property taxes and the Grantee has assumed payment thereof when same become due and payable, Easements or claims of easements not shown by the Public Records. Taxes for the year 2015 a lien, not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, Register's Office for

Davidson County, Tennessee. Easement for Sanitary Sewer granted to City of Nashville, Tennessee, by C.E. Bagwell et ux, dated October 29, 1948 of record in Book 1646, Page 183, in the Register's Office for Davidson County, Tennessee. Acreage / Sq. Ft. content of the subject property is not hereby insured. Reference to acreage / sq.ft., is left in the description merely for convenience in identifying the tract.

This property, known as 5103 Nevada Ave, Nashville, TN 37209
(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 19th DAY OF March, 2015.

Stan Byrd

Stan Byrd

Mike Sirls

Mike Sirls

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stan Byrd and and Mike Sirls, with whom I am personally acquainted (or provided to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th day of March, 2015.

Notary Public My Commission Expires: 9/5/16 (SEAL)

KIMONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-05-2016

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON