Marshall County Title & Escrow
118 Second Avenue South
Lewisburg, TN 37091

BILL GARRETT, Davidson County
Trans:T20150024774 DEEDWARR
Recvd: 04/06/15 09:58 2 pgs
Fees:13.00 Taxes:1368.63
20150406-0029323

THIS INSTRUMENT PREPARED BY:
STEPHEN S. BOWDEN
ATTORNEY AT LAW
111 EAST COMMERCE STREET OFFICE
LEWISBURG, TN 37091
931/359-6238

FOR IDENTIFICATION ONLY:
Map 091-07-0J, Parcel 00200 CO
Property Address: 1105 49th Avenue, Nashville, TN 37209
Office of Davidson County, TN Assessor of Property

WARRANTY DEED FROM: **MAD REMODELING, REPAIR & CLEANING, INC., A TENNESSEE CORPORATION**

TO: **STEPHEN HAY AND WIFE, CARRIE HAY**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, receipt of which is hereby acknowledged, and for other good and valuable consideration, the undersigned, **MAD REMODELING, REPAIR & CLEANING, INC., A TENNESSEE CORPORATION,** has this day bargained and sold, and does hereby sell, transfer and convey unto **STEPHEN HAY AND WIFE, CARRIE HAY**, their heirs and assigns in fee simple, all its right, title, interest and estate in and to the following described realty located in Davidson County, Tennessee, to-wit:

Being Unit No. B of SMH Cottages Unit A & B, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20140123-0006497, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description (Formerly known as Lot No. 1 West Nashville Subdivision, as shown in Plat Book 57, Pages 74 and 75, and erroneously referred to in previous deeds as Plat Book 5, Page 74, Register's Office of Davidson County, Tennessee.

Being a portion of the same property conveyed to MAD Remodeling, Repair & Cleaning, Inc. by Warranty Deed from D&J Properties of Tennessee, LLC, dated August 14, 2013, and recorded August 15, 2013, in Instrument No. 20130815-0085790, also being a portion of the same property conveyed to MAD Remodeling, Repair & Cleaning, Inc. by Quitclaim Deed from Grace Free Will Baptist Church of Nashville, A Not-For-Profit Corporation, dated November 27, 2013, and recorded November 27, 2013, in Instrument No. 20131127-0121774.

This conveyance is subject to the following:

1. Any existing easement for roads, rights of way or utilities which may affect the property.

2. All matters as shown on the plan of West Nashville Subdivision, No. 1 of record in Plat Book 57, Pages 74 and 75, Register's Office of Davidson County, Tennessee.

3. Subject to Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements and all matters of SMH Cottages Unit A & B as shown by Instrument No. 20140123-0006497, Register's Office of Davidson County, Tennessee.

Grantees shall take possession of the above described realty with delivery of this deed. The 2015 real estate taxes shall be prorated between the parties.

TO HAVE AND TO HOLD unto the said GRANTEES, their heirs and assigns, in fee simple forever.

The GRANTOR covenants that it is lawfully seized and possessed of the granted realty and has a good and lawful right to sell and convey the same; that said property is not encumbered, except as herein stated; and that the GRANTOR will forever warrant and defend the title thereto unto the said GRANTEES, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

SH

WITNESS its hand this 31st day of March, 2015.

MAD REMODELING, REPAIR & CLEANING, INC.

BY: _____

Printed Name: Scott Hammrich

Title: Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in the County and State aforesaid, Scott Hammrich with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is OWNER of **MAD REMODELING, REPAIR & CLEANING, INC., A TENNESSEE CORPORATION**, and is authorized to execute the within and foregoing instrument on behalf of said **MAD REMODELING, REPAIR & CLEANING, INC.**, for the purposes therein contained.

Witness my hand at office this 31st of March, 2015.

_____
NOTARY PUBLIC My Commission expires 1-31-2017

STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned makes oath that the value or consideration of this conveyance is $369,900.00

_____
Affiant

Sworn to and subscribed before me this 31st day of March, 2015

_____
NOTARY PUBLIC My Commission expires 1-31-2017

STATE OF TENNESSEE
NOTARY PUBLIC
SHELBY COUNTY

Name and Address of Owners and Persons Responsible for Payment of Real Property Taxes:
Stephen Hay et ux, Carrie Hay

1105 49th Avenue

Nashville, TN 37209

CH SH