Davidson County	DEEDWARR
Recvd: 05/12/15 08:21	3 pgs
Fees:18.00 Taxes:1202.50	
20150512-0043190	

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.: **15-1073**

32333

WARRANTY DEED

THIS INDENTURE, made and entered into this 5/11/2015, by and between **MP Enterprises, LLC, a Kentucky Limited Liability Company** parties of the first part, and **Andrew S. Shafer and Jessica H. Shafer, husband and wife**, 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 Number 245 on the Plan of Section 1, Warner Park Valley, of record in Book 3600, page 12, 13, & 14, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to MP Enterprises LLC by Special Warranty Deed from Fannie Mae AKA Federal National Mortgage Association, recorded 08/07/2014, of record in Instrument Number 20140807-0071246, as corrected by Scriveners Affidavit of record in Instrument Number 20150507-0041606, Register's Office for Davidson County, Tennessee.

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

Parcel ID # 129 15 0 011.00

☒ Improved 902 Neuhoff Lane, Nashville, TN 37205

☐ 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.

authorized member

MP Enterprises, LLC
By: Mark P. Evans, Authorized Member

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, authority of the State and County aforesaid, personally appeared Mark P. 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 Authorized Member of MP Enterprises, LLC, the within named bargainor, a Kentucky Limited Liability Company, and that he as such authorized member, 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 member.

Witness my hand and Notarial Seal this 11th day of May, 2015..

Notary Public

My Commission Expires: 5/8/17

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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Owner's Name: Andrew S. Shafer and Jessica H. Shafer

and Address: 902 Neuhoff Lane, Nashville, TN 37205

Mail tax bills to: Farmington Mortgage, 2002 Richard Jones Road #300A Nashville TN 37215

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 $325,000.00 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 11th day of May, 2015..

Notary Public

My Commission Expires:

KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

True Copy Certification

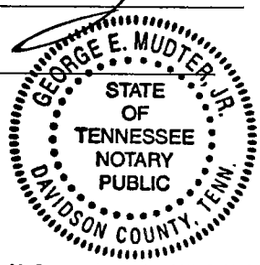
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:



My Commission Expires MAY 3, 2016