WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $179,000.00

Robin Edwards
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of May, 2015.

Kim Murray
Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Claire Wright		072-09-0A-003.00 CO
(NAME)	(NAME)	BILL GARRETT, Davidson County
2715 Gear Street, A	New Owner	Trans:T20150038350 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 05/18/15 11:57 2 pgs
Nashville, TN 37216		Fees:13.00 Taxes:662.30
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20150518-0045478

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, I, M & W, Investments, LLC, a Tennessee limited liability company, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Claire Wright, a single woman, 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:

Land in Davidson County, Tennessee, being Unit No. 3, together with the appurtenant interest in the common elements of Gear Street Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20050621-0070831 re-recorded in Instrument No. 20050627-0073536, corrected by Scrivener's Affidavit of record as Instrument No. 20090928-0090035 amended in Instrument No. 20111006-0077670, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to M & W INVESTMENTS, LLC by deed from ERIC SOX of record in Instrument No. 20120705-0059239, dated July 5, 2012, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2715 Gear Street #A, Nashville, TN 37216

(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 hand this 14th day of May, 2015.

William Wesley Brewer Managing Member
M & W, Investments, LLC
by: William Wesley Brewer, Member Manager

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

State of Tennessee
County of Davidson

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared William Wesley Brewer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be the Member Manager of M & W, Investments, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member Manager, being authorized to do so, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of May, 2015.

My commission expires:
11-3-2015

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY