WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/25/15 11:28 3 pgs
Fees:18.00 Taxes:1535.50
20150625-0061183

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $415,000.00.

Affiant

Subscribed and sworn to before me this 10 day of June, 2015

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jason Padgett	SAME	Part of 09713003400
1008 8th Avenue South		
Nashville, TN 37203		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **MDREA, Inc., a Florida Corporation now known as MDREA, LLC, a Florida limited liability company,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jason Padgett,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Property located in the 13th Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 06-04-15, File Number 2-041, as follows:

Beginning at an existing iron rod in the north margin of Blackwood Drive and being the common corner of David B. Neal (Instrument Number 200605220060101);

Thence with said Neal NORTH 50 DEGREES 14 MINUTES 01 SECONDS WEST a distance of 130.88 feet to an existing iron rod;

Thence NORTH 05 DEGREES 01 MINUTES 44 SECONDS EAST a distance of 121.70 feet to an existing stone;

Thence NORTH 81 DEGREES 56 MINUTES 50 SECONDS WEST and passing an existing iron rod at 166.25 feet, being a common corner to John T. Garrison (Deed Book 7776, Page 745), and continuing with said Garrison a total distance of 454.05 feet to an existing concrete monument and common corner to Lot 1 of Section One-A Larchwood Subdivision (Book 5060, Page 137);

Thence with the east line of said Section One-A of Larchwood Subdivision NORTH 12 DEGREES 37 MINUTES 32 SECONDS EAST a distance of 277.48 feet to an existing iron rod and common corner to Amendment to Lot 1 of Larchwood Commercial Subdivision Section 11 (Instrument Number 201211150105124);

Thence with said Larchwood Commercial Subdivision Section 11 SOUTH 89 DEGREES 57 MINUTES 39 SECONDS EAST a distance of 524.30 feet to an existing iron rod;

Thence with a new line severing the remaining portion of Lot 1 of the Amendment to Lot 1 of Larchwood Commercial Subdivision (Book Number 6900, Page 875) SOUTH 09 DEGREES 10 MINUTES 01 SECONDS EAST a distance of 413.59 feet to a set iron rod in the north margin of Blackwood Drive;

Thence with a curve turning to the left with an arc length of 68.99 feet, with a radius of 997.19 feet, with a chord bearing of SOUTH 41 DEGREES 37 MINUTES 01 SECONDS WEST, with a chord length of 68.98 feet to an existing iron rod;

Thence SOUTH 39 DEGREES 38 MINUTES 41 SECONDS WEST a distance of 102.71 feet to an existing iron rod which is the point of beginning, having an area of 212705 square feet, 4.9 acres, more or less.

Being a portion of the property described as Lot 1 of the Amendment to Lot 1 of Larchwood Commercial Subdivision as of record in Book Number 6900, Page 875, Register's Office of Davidson County, TN. Further being a portion of Lot 1 as shown on plat of record in Instrument Number 20150617-0057875, as amended in Instrument Number 20150624-0060365, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MDREA, Inc., a Florida Corporation from Luckey Development, a Tennessee general partnership composed of Jere F. Luckey and David J. Luckey by Warranty Deed on August 5, 2008, of record in Instrument Number 20080807-0081304, Register's Office for Davidson County, Tennessee. MDREA, Inc. is now known as MDREA, LLC pursuant to Articles of Conversion as authorized under Florida Statute 607.1112.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Instrument Number 20150617-0057875, as amended in Instrument Number 20150624-0060365, Register's Office for Davidson County, Tennessee.
- Subject to all matters as shown on the Plan of record in Plat Book 6900, Page 875, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20130506-0045271 and 20121115-0105124, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 8454, Page 739 and Instrument Number 20120829-0077835, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions, Covenant for Stormwater Facilities and System of record in Instrument Number 20150506-0041196, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: **0 Blackwood Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 24, 2015.

MDREA, LLC, a Florida limited liability company

BY: Lynch Realty, LLC, its managing member

BY: _____
Michael G. Park, authorized agent

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Michael G. Park,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be authorized agent of **Lynch Realty, LLC, Managing Member of MDREA, LLC,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

Sarah Menor _____ My Commission Expires: 3/30/19
NOTARY PUBLIC

SARAH MENOR
MY COMMISSION # FF198121
EXPIRES March 30, 2019
(407) 398-0153 FloridaNotaryService.com

I, Andy Maloney, 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

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE