Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0813

BILL GARRETT, Davidson County
Trans:T20150051387 DEEDWARR
Recvd: 06/26/15 10:13 2 pgs
Fees:13.00 Taxes:133.87
20150626-0061594

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $36,180.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF June, 2015

Notary Public
Commission Expires: Nov 6 2017

Address of New Owner	Send Tax Bills To:	Map & Parcel
TBC Development, LLC 202 Queen Street Nashville, TN 37207	NEW OWNER	07107003200

WARRANTY DEED

FOR AND IN 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/WE,

MLM Investment Holdings, LLC a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TBC Development, 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 the westerly 16-1/2 feet of Lot No. 106 and the easterly 41-1/2 feet of Lot No. 105 on the Map of Haynie's Oriental Plan, as of record in Book 161, page 26 and 27, Register's Office for Davidson County, Tennessee.

Said parts of lots front 58 feet on the south side of Queen Street and run back between parallel lines, 140 feet to an alley.

Being the same property conveyed to MLM Investment Holdings, LLC, by Warranty Deed from Equity Trust Company, Custodian FBO Edward W. Meek IRA, dated 04-06-2015 and recorded 04-07-2015 in Instrument No. 20150407-0030433, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 202 Queen Street, Nashville, TN 37207.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of June, 2015.

MLM Investment Holdings, LLC

By: Dianne S. Mayo, Manager
Dianne S. Mayo

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Dianne S. Mayo with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Member of MLM Investment Holding, LLC, a Tennessee limited liability company the within named bargainor, a limited liability company, and that he/she as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Member.

Witness my hand and official seal at office this 19th day of June, 2015.

Notary Public

Commission Expiration: 3/21/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY