WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150052459 DEEDWARR
Recvd: 06/30/15 11:23 2 pgs
Fees:13.00 Taxes:2497.50
20150630-0062959

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of June, 2015.

Notary Public

My commission expires: 10/13/16

(AFFIX SEAL) DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Marty Joseph Mayer **Traci Marcrum**	SWBC Mortgage Corporation	**Map 104-05-0 Parcel 192-00**
3729 Meadowbrook Avenue	9311 San Pedro Ave, #100	
Nashville, TN 37205	San Antonio, TX 78216	

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 ACKNOWL- EDGED, WE,

Meadowbrook 3729, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Marty Joseph Mayer and Traci Marcrum, husband and wife

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 the southerly 50 feet of Lot 427 on Map of Richland Realty Company's Division "C" as of record in Book 421, Page 31, Register's Office for Davidson County, Tennessee.

Said part of Lot 427 fronts 50 feet on the westerly side of Meadowbrook Avenue and runs back 182 feet, more or less, on the northerly line and 196 feet on the southerly line to an alley, measuring 50 feet thereon.

Being the same property conveyed to Meadowbrook 3729, LLC, by Deed dated October 19, 2005 from Abby Rose Rubenfeld, of record in Instrument No. 20051028-0130557, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 421, Page 31, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (_x_) Unimproved (____) property, known as **3729 Meadowbrook Avenue, Nashville, TN 37205**

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 its hand by its duly authorized officer this 24 day of June, 2015.

Meadowbrook 3729, LLC, a Tennessee limited liability company

By: Houston W. Howell

as Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Houston W. Howell, 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 Authorized Agent of the **Meadowbrook 3729, LLC**, within named bargainor, a Tennessee limited liability company, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of June, 2015.

Anna Mosley

Notary Public

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

My Commission Expires: 5-8-18