WARRANTY DEED

DEBORAH HOWARD NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY

R-VRES-15-1713

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JULY, 2015.

Deborah Howard
Notary Public

MY COMMISSION EXPIRES: 2-22-2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MJP Properties, LLC	**Same as New Owner**	
(NAME)	(NAME)	**07212020500**
PO Box 2177		
(ADDRESS)	(ADDRESS)	
CHATTANOOGA, TN 37424		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHARLES E. BOROWSKI AND CHERYL L. BOROWSKI, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MJP PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Easterly 5 feet of Lot No. 17 and all of Lot No. 118 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, Page 60 & 61, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 118 and part of Lot No. 117 adjoin and front together 55 feet on the Northerly side of Litton Avenue and run back between parallel lines 150 feet to a deed line according to a survey by Z.J. Wilkinson, surveyor, dated February 19, 1942.

Being the same property conveyed to Charles E. Borowski and Cheryl L. Borowski, husband and wife by special warranty deed from Waterfall Victoria REO 2010-02, LLC by Integrated Asset Services as Attorney in Fact of record in Instrument No. 20110509-0035456 Register's Office for Davidson County, Tennessee, dated 03/29/2011 and recorded on 05/09/2011.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Plan of record in Plat Book 974, Page 60 & 61, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1713 Litton Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150056913 DEEDWARR
Recvd: 07/14/15 10:30 2 pgs
Fees:13.00 Taxes:555.93
20150714-0068421

Witness my/our hand(s) this the 1st DAY OF JULY, 2015.

Charles E. Borowski

Cheryl L. Borowski

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES E. BOROWSKI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERYL L. BOROWSKI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212