BILL GARRETT, Davidson County
Trans:T20150066748 DEEDWARR
Recvd: 08/11/15 11:44 2 pgs
Fees:13.00 Taxes:290.45
20150811-0080298

ECORD AND RETURN TO;
ENNESSEE NATIONS TITLE AGENCY, INC.
04 BNA DR, STE. 307
ASHVILLE, TN 37217
;NT00432
'ARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,500.00.

Phyllis M. Bates
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 2015

Jennifer L Helmic
Notary Public

JENNIFER L HELMIC STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. DEC. 04, 2018

MY COMMISSION EXPIRES: 12-4-18

THIS INSTRUMENT WAS PREPARED BY
TENNESSEE NATIONS TITLE AGENCY, INC., 404 BNA DR, STE 307, NASHVILLE, TN 37217

ADDRESS OF NEW OWNER:
Joe Doctora
PO Box 50562
Nashville Tn 37205

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS
07515002000

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, WE, **PMB PROPERTIES, LLC**

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

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:

LOT NO. 30-A, ZONE LOT DIVISION OF LOTS 29, 30, 32 & 34, MEADOWS OF TULIP GROVE, SECTION TWO, OF RECORD IN PLAT BOOK 6900, PAGE 127, BEING RECORDED SIMULTANEOUSLY HEREWITH,.

BEING THE SAME PROPERTY CONVEYED TO PMB PROPERTIES, LLC BY QUIT CLAIM DEED FROM PHYLLIS M. BATES AS RECORDED 9-8-06 AS INSTRUMENT NO. 20060908-0111143.

Subject to all matters shown on plat of record in Plat Book 6900, Page 127, in the Register's Office for DAVIDSON County, Tennessee.

This is improved property commonly known as **837 NETHERLAND DRIVE., HERMITAGE, TN 37076.**

O 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 e are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is ıencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and presentatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, gainst the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural, the ural the singular, and the use of any gender shall be applicable to all genders.

Witness our/my hand(s) this 7th day of August, 2015.

MB Properties, LLC

Phyllis M. Bates

y: Phyllis M. Bates, as General Member and Limited Member

TATE OF TENNESSEE
OUNTY OF Shelby

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Phyllis M. Bates, whom I am personally acquainted and who upon her oath acknowledged herself to be the General Member and Limited Member of PMB Properties, LLC, and that she being authorized to do so in her capacity as General Member nd Limited Member, executed the foregoing instrument for the purpose therein contained by signing on behalf of MB Properties, LLC.

Witness my hand and official seal on this the 7th day of August, 2015.

Jennifer L Helmic
Notary Public

Commission Expires: 12-4-18

JENNIFER L HELMIC
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. DEC. 04, 2018