BILL GARRETT, Davidson County
Trans:T20150069945 DEEDWARR
Recvd: 08/19/15 12:44 3 pgs
Fees:18.00 Taxes:425.50
20150819-0083591

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 115,000.00

Affiant

Subscribed and sworn to before me, this 7th day of August, 2015.

Notary Public

My commission expires: 3/19/19

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TOMMY L. TRAYLOR	Tommy L. Traylor	**10803013200**
1114 Waggoner Ct W	1114 Waggoner Ct W	
Nashville, TN 37214	Nashville, TN 37214	

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 ACKNOWLEDGE, WE,

MP Investments, LLC

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

TOMMY L. TRAYLOR, UNMARRIED

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 Lot No. 136-A, Zone Lot Division, Section 6, Patio Villa, of record in Plat Book 6250, page 570-571, amending Plat Book 6250, page 489, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to MP Investments, LLC by Quitclaim Deed from John Mazzei and Ryan Pollacci dated 01/07/13 and recorded on 03/18/13 in Instrument No. 20130318-0026431, said Register's Office for said county.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1114 Waggoner Ct W, Nashville, TN 37214.

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

MP Investments, LLC
By: John Mazzei
Its: Member

STATE OF CALIFORNIA
COUNTY OF

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **JOHN MAZZEI** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she/they executed the forgoing instrument for the purpose therein contained and who further acknowledged that he/she/they is MEMBER of MP INVESTMENTS, LLC and that he is authorized by MP INVESTMENTS, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 7th day of August, 2015.

Notary Public

My Commission Expires:_____

8/6/15

SEE ATTACHED NOTARY CERTIFICATE

RAMON N. VALLEJO
COMM. 2065382 NOTARY PUBLIC
CALIFORNIA
MONTEREY COUNTY
MY COMMISSION EXPIRES 2018

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Monterey

On August 6, 2015 before me, Ramon N. Vallejo, Notary Public

personally appeared John Mazzei

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

RAMON N. VALLEJO
COMM. #2065362
NOTARY PUBLIC - CALIFORNIA
MONTEREY COUNTY
My Comm. Exp. May 21, 2018

NOTARY SEAL

Signature _____
Signature of Notary Public

ADDITIONAL OPTIONAL INFORMATION

Title or Description of attached document: Warranty Deed

Document Date: August 6, 2015 Number of Pages: TWO

Capacity(ies) Claimed by Signer
Signer's Name: _____
□ Individual
□ Corporate Officer _____
□ Partner
□ Attorney-in-Fact
□ Trustee
□ Other: _____
Signer is representing _____

Capacity(ies) Claimed by Signer
Signer's Name: _____
□ Individual
□ Corporate Officer _____
□ Partner
□ Attorney-in-Fact
□ Trustee
□ Other: _____
Signer is representing _____

RAMON N. VALLEJO COMM. 2065362 NOTARY PUBLIC MONTEREY COUNTY CALIFORNIA MY COMMISSION EXPIRES MAY 21, 2018