PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150074300 DEEDWARR
Recvd: 09/01/15 11:41 2 pgs
Fees:13.00 Taxes:2227.40
20150901-0088659

W & I Ref: (DM) Title No.: 57701
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Mastro Enterprises, LLC 162 Highland Ave. Clifton, NJ 07011	NEW OWNER

TAX MAP PARCEL NUMBERS: 10605007200 & 10605007300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$602,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Terrance J. Clyne and Wanda G. Agee, as tenants in common, as to a one-half undivided interest each,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mastro Enterprises, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 4 and 5 on the Plan of A.M. Brown's Land of record in Book 57, page 126, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Terrence J. Clyne and Parker M. Tanner by Special Warranty Deed from Sadie I. McClanahan, a widow, dated July 1, 1998 and recorded on July 1, 1998 of record in Book 11001, page 502, Register's Office for Davidson County, Tennessee. The said Parker M. Tanner has since died, The Last Will and Testament of Parker M. Tanner, Sr., of record in Docket No. 2003-P154 in the Chancery Court for Sumner County, Tennessee, devised the interest of Parker M. Tanner in subject property to Wanda G. Agee, by Executor's Quitclaim Deed of record in Doc. No. 20050214-0016324, said Register's Office, subject property was conveyed to Terrence J. Clyne and Wanda G. Agee, as tenants in common, each owning a one-half undivided interest.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 57, page 126, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4211, page 242, said Register's Office (Lot 5). Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4211, page 239, said Register's Office (Lot 4).

This is improved property, known as 559 - 561 Murfreesboro Pike, Nashville, TN 37210

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of August, 2015.

Terrance J. Clyne

Wanda G. Agee

State of Tennessee

County of Davidson

On this 31st day of August, 2015, before me the undersigned authority, personally appeared Terrance J. Clyne and Wanda G. Agee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $602,000.00.

Affiant

Sworn and subscribed before me this 31st day of August, 2015.

Notary

My Commission Expires: 3.23.2019

SARAH S. GIBSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY