Davidson County DEEDWARR
Recvd: 09/10/15 11:32 2 pgs
Fees:13.00 Taxes:351.50
20150910-0091993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

LeAnn Maloney
Affiant

Subscribed and sworn to before me, this 1ST DAY OF SEPTEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-6-17

(AFFIX SEAL)

WARRANTY DEED

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MTP Properties, LLC, a Tennessee limited liability	Newowner (NAME)	163110E04900CO
P.O. Box 126 (ADDRESS)	(ADDRESS)	
LaVergne, TN 37086 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jonathan D. Gore, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MTP Properties, LLC, a Tennessee limited liability, hereinafter called the Grantees, 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 UNIT NO. 22 OF OAK GROVE TOWNHOMES ACCORDING TO SURVEY AND PLAT OF RECORD AS INSTRUMENT NO. 20021126-0146722 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JONATHAN D. GORE, UNMARRIED, BY DEED FROM LYUDMILA ZHELTKOVA, UNMARRIED, OF RECORD BY INSTRUMENT NO. 20071019-0124126, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JESSE D. GORE EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JONATHAN D. GORE, PURSUANT TO POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO 20150910-0091992, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2940 Baby Ruth Lane, Unit 22, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 1st day of September, 2015.

WARRANTY DEED
(Continued)

Jonathan D. Gore

Jonathan D. Gore

By: Jesse Gore
Jesse Gore, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 1st day of September, 2015, before me, a Notary Public, in and for said County and State, personally appeared Jesse Gore, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jonathan D. Gore, acknowledged that such persons executed the same as the free act and deed of the said Jonathan D. Gore.

Witness my hand and seal, this 1st day of September, 2015.

DANIEL J. SCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My commission expires: 11/2/2018

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17