This instrument prepared by:
Laura Perry
Attorney at Law
Homeland Title, LLC
1896 General George Patton Drive
Suite 200
Franklin, Tennessee 37067

Davidson County DEEDWARRSP
Recvd: 10/02/15 13:02 3 pgs
Fees:18.00 Taxes:2516.00
20151002-0100555

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
MGV Properties, LLC	Same as Owner	118-08-0195.00
Attn: Matthew Vanderschoot		
1305 Martha Leeville Road		
Lebanon, TN 37090		

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Carol A. Wilson formerly known as Carol A. Sharer** has this day bargained and sold, and does hereby transfer and convey unto the said **MGV Properties, LLC**, a Tennessee limited liability company, the Grantee herein, its successors and/or assigns, certain real estate in Davidson County, Tennessee as follows:

Lot 89: Being Lot no. 89 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot no. 89 fronts 50 feet on the westerly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

Lot 90: Being Lot No. 90 on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, register's Office for said County.

Said Lot No. 90 fronts 50 feet on the westerly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Carol A. Sharer by deed from HMH Properties/Winford Properties a/k/a HMH-Winford Properties, a Tennessee general partnership, of record in Book 7670, Page 434, Register's Office for said County.

This is improved property, known as **2511-2513 Winford Avenue, Nashville, TN 37211**

GRANTOR transfer the property subject to the following:

1. 2015 Property Tax prorated and paid at closing.
2. Right of tenants under unrecorded leases.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship of the improvements located on said property. The Grantee has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Whenever 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 hand this 1st day of October, 2015.

Carol A. Wilson

Carol A. Wilson formerly known as Carol A. Sharer

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carol A. Wilson, the within bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 1st day of October, 2015.

Katherine W. Eidson
Notary Public

My Commission Expires:

1/11/2017

KATHERINE W. EIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 11, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $680,000.00.

Affiant

Subscribed and sworn to before me this the 1st day of October, 2015.

Cassie Lovvorn
Notary Public

My commission expires: 3/3/19

(Affix Seal)

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Cari Mule', 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY