Send Tax Statements To
New Owner

BILL GARRETT, Davidson County
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20151006-0101891

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Name and Address of New Owner:
BTJ Insurance, Inc.
1307 Bell Road, Ste 106
Antioch, TN 37013

From Information Furnished By
The Parties

Map and Parcel 149-08-0-033.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MW HOLDINGS, LLC, A TENNESSEE AND LIMITED LIABILITY COMPANY**, has this day bargained and sold and does hereby transfer and convey unto, **BTJ INSURANCE, INC.,** their heirs and assigns, forever, that certain parcel of real estate located in the Civil District of Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

Being all of Lot No. 5, on the plan of Section One, Dorhill Acres, according to plat and survey appearing of record in Plat Book 2330, page 2, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to MW Holdings, LLC, A Tennessee Limited Liability Company, by deed from Mark Waldrop and Rhonda Waldrop MClain, dated July 31, 2015, appearing of record in Instrument Number 20150811-0080211, of the Register's Office of Davidson County, Tennessee. Corrected by a Notary Certificate of Correction of Record in Instrument Number 20151001-0099981, of the Register's Office of Davidson County Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that portion conveyed to the State of Tennessee by Warranty Deed dated July 19, 1995 or record in Book 9741, Page 507, said Register's Office.

This conveyance is made subject to Restrictive Covenants contained in instrument of record in Book 2339, page 111; Subject to Tennessee Valley Authority Transmission Line per plat; Twenty Foot (20') Permanent Sanitary Sewer and/or Storm Drainage in Book 7154, page 284, and in Book 9643, page 463; and to any and all matters shown on said plat and survey of record in Plat Book 2330, page 2; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **BTJ INSURANCE, INC.,** their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is

unencumbered, except for the lien of the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 2nd day of October, 2015.

Mark Waldrop, Sole Memeber

MW Holdings, LLC

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Mark Waldrop* and , the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that ~~she~~ executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

*Sole Member of MW Holdings, LLC

WITNESS MY HAND AND OFFICIAL SEAL in Nashville, Tennessee, this the 2nd day of October, 2015.

JILLIAN BARTON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

NOTARY PUBLIC
My Commission Expires: 2-20-17

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 2nd day of October, 2015.

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 8/23/16