This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 12/22/15 14:06 3 pgs
Fees:18.00 Taxes:924.63
20151222-0128781

ADDRESS NEW OWNER:
Megan McFerran
540 Wesley Avenue
Nashville, TN 37207-4734

SEND TAX BILL TO:
New Owner

MAP/PARCEL 071-08-0-216.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Mid-State Investments, LLC,** has this day bargained and sold, and does hereby transfer and convey unto **Megan McFerran, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Section One Joywood Heights of record in Plat Book 1130, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ricky D. Pate by Warranty deed from Sylvia Jean Warf of record in Instrument No. 20070503-0053331 Register's Office for Davidson County, Tennessee, dated April 27, 2007 and recorded on May 03, 2007 and Scrivener's Affidavit recorded in Instrument No. 20110302-0016836.

Being the same property conveyed to Mid-State Investments, LLC by Warranty deed from Rickey D. Pate, unmarried of record in Instrument No. 20150430-0038871 Register's Office for Davidson County, Tennessee, dated April 27, 2015 and recorded on April 30, 2015.

This is improved property known as: **540 Wesley Avenue, Nashville, Tennessee 37207**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1130, page 91, and restrictions in Book 1378, page 98, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 11th day of December, 2015.

Mid-State Investments, LLC

By: _____ Managing Member
Nathan Langley, Managing Member

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Mid-State Investments, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Nathan Langley is Managing Member of Mid-State Investments, LLC, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized member.

WITNESS my hand and official seals at office this 11th day of December, 2015.

_____
NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $249,900.00.

_____
AFFIANT

Subscribed and sworn to before me this the 11th day of December, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

