WARRANTY DEED

File #16032

BILL GARRETT, Davidson County
Trans:T20160006432 DEEDWARR
Recvd: 01/25/16 15:17 2 pgs
Fees:13.00 Taxes:292.30
20160125-0007067

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Urbangate Development Group, LLC	Same as New Owner	043-15-0-253.00
(NAME) P.O. Box 431	(NAME)	
(ADDRESS) Freemont, MI 49412	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MP Enterprises, LLC, a Kentucky limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Urbangate Development Group, LLC, a Michigan limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Arrowhead Estates, Section II, as plan of which is of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 123 fronts 50 feet on the Southerly margin of Warrior Road and extends back 202.88 feet on the Easterly line and 202.89 feet on the Easterly line to a dead line in the rear which measures 51.45 feet thereon.

Being the same property conveyed to MP Enterprises, LLC, a Kentucky Limited Liability Company by Warranty deed from Sue Fisher, and Ricky Lee Bradley, and Sarita Arlene Greer, and Fred Allen Bradley, Shirley Joanne Thompson and Kenneth Wayne Bradley of record in Instrument No. 20151204-0122522 Register's Office for Davidson County, Tennessee, dated November 16, 2015 and recorded on December 04, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 304 Warrior Rd., Nashville, TN 37206

(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 hand this 21st day of January, 2016.

MP Enterprises, LLC

BY: _____

Mark Evans, sole member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Mark Evans, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be sole member of MP Enterprises, LLC, a Kentucky limited liability company, the within named bargainor, and that he/she as such sole member, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself/herself as sole member.

Witness my hand and official seal at Nashville, Tennessee, this 21 day of January, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 1/20/19

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104B Fatherland Street
Nashville, TN 37206