BILL GARRETT, Davidson County
Trans: T20160008466 DEEDWARR
Recvd: 02/01/16 12:59 2 pgs
Fees: 13.00 Taxes: 705.96
20160201-0009531

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $190,800.00

Affiant

Subscribed and sworn to before me as of the 27th day of January, 2016.

Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Mari Dew 905 Chadwell Drive Madison, TN 37115-3534	SAME	051-03-0-168-00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **MID TN Partners, LLC**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Mari Dew,** unmarried woman, her heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of Section Two, Pleasant Acres of record in Plat Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 160 fronts 144.17 feet on the southeasterly side of Chadwell Drive and Runs back between lines, 218 feet on the northeasterly line and 274.93 feet on the southwesterly line, to a dead line in the rear, which is a broken line, on which it measures 227 feet.

Being the same property conveyed to Danny O. Eichler and Teresa A. Eichler, husband and wife by warranty deed from Richard Arnold McDonald and Carolyn McDonald Wilkinson, devisees of the Estate of Mildred Hooper McDonald of record in Instrument No. 20101206-0097092 Register's Office for Davidson County, Tennessee, dated 11/19/2010 and recorded on 12/06/2010.

Being the same property conveyed to Mid TN Partners, LLC by warranty deed from Danny O. Eichler, Teresa A. Eichler, and Aneta J. Eichler of record in Instrument No. 20151022-0107726 Register's Office for Davidson County, Tennessee, dated 10/19/2015 and recorded on 10/22/2015.

Being improved property known as 905 Chadwell Drive Madison, TN 371153534.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successor and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same are unencumbered, except as stated herein as follows:

1. Restrictions of record in Book 2204, Page 47, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

2. Easement for Sanitary Sewers and Storm Drainage of record in Book 5517, Page 309, in the Register's Office for Davidson County, Tennessee.

3. The taxes for 2016 have been prorated at closing and are assumed by Grantee

Grantor further covenants and binds itself, its successors and representatives to warrant and forever defend the title to said real estate to said Grantee, their successor and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused their name to be affixed hereto as of the 27th day of January, 2016.

MID TN PARTNERS, LLC
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
Jason Hand, Member

By: _____
Jeremiah Pierce, Member

By: _____
Hitesh Patel, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, Jason Hand, Jeremiah Pierce and Hitesh Patel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the members of MID TN PARTNERS, LLC the within named bargainor, and that they in such capacity, and on behalf of the said company, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by themselves as Members.

Witness my hand and official seal in Nashville, Tennessee this 27th day of January, 2016.

_____
Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016