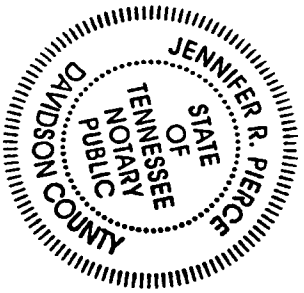
Davidson County DEEDWARR
Recvd: 02/04/16 12:51 3 pgs
Fees:18.00 Taxes:1295.00
20160204-0010954

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2016~~ 11-6-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jack Straw Properties, LLC	New owner	034-13-0-087.00
(NAME)	(NAME)	
106B 38th Ave		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Maxumproperties, LLC**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jack Straw Properties, LLC**, hereinafter called the GRANTEE(S), its successors and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

TRACT I:
Land in Davidson County, Tennessee, being all of Lot No. 8, Block A on the plan of Map of East Lawn, of record in Plat Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 20, Block B on the plan of East Lawn, of record in Plat Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT III:

Land in Davidson County, Tennessee, being all of Lot No. 18, Block A on the plan of Map of East Lawn, of record in Plat Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT IV:

Land in Davidson County, Tennessee, and being all of Lot No. 44-B, on the plan of Resubdivision of Lot 44, Block B, Map of East Lawn, of record in Plat Book 4595, Page 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

TRACT V:

Land in Davidson County, Tennessee, being Lot No. 39, Block G, on the plan of Map of East Lawn, of record in Plat Book 547, Pages 153 and 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

(As to TRACT I):
Being the same property conveyed to MaxumProperties, LLC by Special Warranty Deed dated 03/15/2010 from The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2006RS2 of record in Instrument 201004210030170, Register's Office for Davidson County, Tennessee.

(As to TRACT II):
Being the same property conveyed to Maxum Properties, LLC by Special Warranty Deed dated 06/21/2010 from Deutsche Bank Trust Company Americas, as Trustee RALI 206-QS3 of record in Instrument 201006300051303, Register's Office for Davidson County, Tennessee.

(As to TRACT III):
Being the same property conveyed to Maxum Properties, LLC by Special Warranty Deed dated 05/18/2010 from Deutsche Bank Trust Company Americas as Trustee of record in Instrument 201006080044482, Register's Office for Davidson County, Tennessee.

(As to TRACT IV):
Being the same property conveyed to MaxumProperties, LLC, a Tennessee Limited Liability Company by Quit Claim Deed dated 03/14/2014 from Christa M. Taber and husband, Jeramie J. Taber of record in Instrument 201403180022388, Register's Office for Davidson County, Tennessee.

(As to TRACT V):
Being the same property conveyed to Maxumproperties, LLC by Special Warranty Deed dated 03/04/2010 from Deutsche Bank Trust Company Americas as Trustee for RALI 2007QS3 of record in Instrument 201004210030197, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1. All matters as set forth per Plat Book 547, Page 153 and Plat Book 547, Page 154, said Register's Office. (as to TRACTS I, II, III, V); 2. All matters set forth per Plat Book 4595, Page 15, said Register's Office. (as to TRACT IV); 3. Restrictions of record in Book 736, Page 665, said Register's Office. (as to TRACT III); 4. Restrictions of record in Book 1001, Page 392, said Register's Office. (as to TRACT I); 5. Restrictions of record in Book 1875, Page 425, said Register's Office. (as to TRACT V); 6. Easement Deed by Court Order in Settlement of Landowner Action of record in Instrument 201202280017172, said Register's Office. (as to TRACT V)

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 131 - 133 Welworth Street, Madison, TN 37115
162 - 164 Welworth Street, Madison, TN 37115
171 - 173 Welworth Street, Madison, TN 37115
208 - 210 Welworth Street, Madison, TN 37115
180 - & 1421 Welworth Street, Madison, TN 37115

(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 GRANTEE(S), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), its successors and/or 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 29th day of January, 2016.

MAXUMPROPERTIES, LLC

By: Christa Taber, President

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Christa Taber with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be President of Maxumproperties, LLC and that she as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by herself as President.

WITNESS my hand and seal this 29th day of January, 2016.

Carol M Holmes
Notary Public Carol M. Holmes
My Commission Expires: May 23, 2016

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

RETURN TO:
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129

I, Andy Maloney, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.