	State of Tennessee County of Davidson County, Tennessee The actual consideration or value, whichever is greater, for this transfer is **$188,333.00.** Joan Bessire Affiant Subscribed and sworn to before me this the 4th day of February, 2016. Notary Public My commission expires: March 6, 2018 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MAD-SHU PROEPRTIES, LLC	**NEW OWNER**	**091-02-0-214.00**
4901 Tennessee Ave		
Nashville, TN 37209		

FOR AND IN 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, WE,

Frank Edward Bessire and Joan Bessire,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MAD-SHU PROEPERTIES, LLC, a Tennessee limited liability company,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 the east one-half of Lot No. 9 in Block 14 as shown on the map entitled Map of Cherokee Park, of record in Plat Book 161, page 75, Register's Office for Davidson County, Tennessee, and the west 20 feet of Lot No. 7, Block 14 on the map of the unregistered plan of the Extension of Cherokee Park, described as follows:

Said parts of said lots adjoin and front together 45 feet on the north side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley, and measure 45 feet on the back line.

Being the same property conveyed to FRANK EDWARD BESSIRE and wife, JOAN BESSIRE, by deed from SAM WILKERSON and wife, MARY WILKERSON, of record in Book 5406, page 476, dated March 15, 1979, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **6008 Pennsylvania Ave, Nashville, TN 37209**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

BILL GARRETT, Davidson County
Trans:T20160011002 DEEDWARR
Recvd: 02/09/16 12:55 2 pgs
Fees:13.00 Taxes:696.83
20160209-0012482

IN WITNESS WHEROF, our hand(s) this 4th day of February, 2016.

Maurice E. Bessire by Maurice E. Bessire as his Attorney-in-Fact

FRANK E. BESSIRE, By: Maurice E. Bessire, as his Attorney-In-Fact

Joan Bessire

JOAN BESSIRE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared **MAURICE E. BESSIRE**, Attorney- In-Fact for Frank E. Bessire the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged to be the **Attorney-in-Fact for FRANK EDWARD BESSIRE**, the within named bargainor, and that he purposes therein contained by signing the name **FRANK EDWARD BESSIRE**, the within named bargainor by the said **MAURICE E. BESSIRE, as such Attorney-in-Fact**.

Witness my hand and official seal at office this 4th day of February, 2016.

My commission expires: March 6, 2018

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOAN BESSIRE**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be her free act and deed.

Witness my hand and official seal at office this 4th day of February, 2016.

My commission expires: March 6, 2018

CLEVELAND D. BAIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Notary Public