| | |
|---|---|
| CLEVELAND D. BAIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018 | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$188,334.00.**<br>Joan Bessire<br>Affiant<br>Subscribed and sworn to before me, this the 4th day of February, 2016.<br>Notary Public<br>My commission expires: MACH 6, 2018<br>(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 PROPERTIES, LLC** | **NEW OWNER** | **091-02-0-185.00** |
| **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 PROPERTIES, 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 Lot(s) 10 in Block 19, as shown on the map entitled Cherokee Park Subdivision, of record in Plat Book 161, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to FRANK E. BESSIRE and wife, JOAN BESSIER, by Installment deed from LINDA A. KENAUM, of record in Book 7507, page 932, dated March 31, 1988, 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 **6011 New York Avenue, 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:T20160011019 DEEDWARR
Recvd: 02/09/16 13:40 2 pgs
Fees:13.00 Taxes:696.84
20160209-0012522

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

Frank 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