BILL GARRETT, Davidson County
Trans:T20160016311 DEEDWARR
Recvd: 02/29/16 11:38 2 pgs
Fees:13.00 Taxes:610.50
20160229-0018896

This instrument prepared by and **Record and Return to**:
**Parthenon Title Agency, LLC**
**212 Oceola Avenue**
**Nashville, TN 37209**
**(615) 829-5190**

File No.: **16-1048**

# WARRANTY DEED

**THIS INDENTURE,** made and entered into this **2/25/2016**, by and between **MP Enterprises, LLC, a Kentucky Limited Liability Company**, parties of the first part, and **Vernon T. Keesee Jr., a single man** , party of the second part,

**WITNESSETH:** This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 60 on the Plan of Bel-Air, Section Two, of record in Book 2900, page 29, 30, 31 and 32, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 76.0 feet on the southwesterly margin of Dabbs Avenue and extends back 206.0 feet on the broken northwesterly line and 195.4 feet on the southeasterly line to a dead line in the rear, measuring 11.0 feet thereon.

Being the same property conveyed to MP Enterprises, LLC, a Kentucky Limited Liability Company by Warranty Deed from Collin P. Kelly, and Brenda Lee Kelly, Husband and Wife, dated 11/18/14, of record in Instrument No. 20141121-0107543, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restrictions of record

Parcel ID # **107 5 90**

☒ Improved **1957 Dabbs Ave, Nashville, TN 37217**

☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

MP Enterprises LLC
By Mark Evans, Managing Member

STATE OF **Tennessee**

COUNTY OF **Davidson**

Before me, the undersigned authority 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, acknowledge himself to be the **Managing Member of MP Enterprises, LLC.**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

Witness my hand and Notarial Seal this 25th day of February, 2016..

Kristen Leigh Highers
Notary Public

My Commission Expires: 11/5/18

KRISTA LEIGH HIGHERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

**********

Owner's Name: **Vernon T. Keesee, Jr**

and Address: **1957 Dabbs Ave, Nashville, TN 37217**

Mail tax bills to,

I; or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$165,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF **Tennessee**

COUNTY OF **Davidson**

Subscribed and sworn to before me this 25th day of February, 2016..

Jennifer Crowell
Notary Public

My Commission Expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY