WARRANTY DEED

File #16006-1

BILL GARRETT, Davidson County
Trans:T20160018897 DEEDWARR
Recvd: 03/08/16 11:39 2 pgs
Fees:13.00 Taxes:1507.75

20160308-0022119

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $407,500.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 407,500.00
Marlene Mattei Affiant
Subscribed and sworn before me this the
8 Day of March, 20 16
Deputy Register

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE DAY OF MARCH, 20 16

MY COMMISSION EXPIRES: _____

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
7101 Sharondale Court, Suite 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MRSF1, LLC	Same	-104-10-0-154-00
(NAME) 4928 William Arnold	(NAME)	
(ADDRESS) Memphis, TN 38117	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Michael Kaplan, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MRSF1, LLC, a Texas limited liability company,** HEREINAFTER CALLED THE GRANTEE, HIS 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 No. 165 on the Plan of R. W. Grissard's Subdivision of part of the Bosley Tract, not of record, described according to a survey made by Erle Drake, County Surveyor, October 10, 1930, and described as follows:

Beginning at a point in the northwesterly margin of Overlook Drive, the common corner of Lots 165 and 166; thence with the line between said two lots 180.0 feet in a northwesterly direction to a point in the southeast line of Lot 157; thence with the line between Lot 157 and 165, 85 feet in a northeasterly direction to the common corner of Lots 164 and 165; thence with the line between said two lots 180.0 feet in a southeasterly direction to the northwest margin of Overlook Drive; thence along said margin 70.0 feet in a southwesterly direction to the point of beginning.

Being the same property conveyed to Michael Kaplan by Warranty deed from Steven A. Upchurch, a married man of record in Instrument No. 20150617-0057906 Register's Office for Davidson County, Tennessee, dated June 1, 2015 and recorded on June 17, 2015. The subject property was never the principal residence of the Grantor herein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved ☐
This is improved ☒ property, known as 3206 Overlook Drive, Nashville, TN 37212-4017

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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.

Witness my hand this 4th day of March, 2016.

Michael Kaplan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Michael Kaplan, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 4th day of March, 2016.

My commission expires: 9-5-2016

Notary Public

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
7101 Sharondale Ct. Ste. 200
Brentwood, TN 37027