BILL GARRETT, Davidson County
Trans:T20160028838 DEEDWARR
Recvd: 04/08/16 14:58 2 pgs
Fees:13.00 Taxes:1520.44
20160408-0033999

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $410,929.61

Affiant

Subscribed and sworn to before me, this the 6th day of April, 2016.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Sage Investments, LLC		
1109 Glenwood Ave.	New Owner	104-10-0-154.00
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MRSF1, LLC, A TEXAS LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SAGE INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 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 Mrs. Dorothy M. Upchurch by warranty deed from Thomas S. Hickey and wife, Margaret M. Hickey of record in Book 3223, page 353, Register's Office for Davidson County, Tennessee, dated 05/12/1961 and recorded on 05/15/1961.Dorothy M. Upchurch having since died leaving the property to her son, Steven Allen Upchurch in Will recorded at Instrument No. 20131104-0114129. Also see Affidavit of Heirship of record in instrument No. 20150617-0057905, in said Register's Office

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.

Being the same property conveyed to MRSF1, LLC, a Texas limited liability company by Warranty deed from Michael Kaplan, a married man of record in Instrument No. 20160308-0022119 Register's Office for Davidson County, Tennessee, dated March 4, 2016 and recorded on March 8, 2016.

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.

This is improved property known as 3206 Overlook Drive, Nashville, TN 37212.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 6th day of April, 2016.

MRSF1, LLC

Stephen K. Green, Vice President

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen K. Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of MRSF1, LLC, a Texas limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 6th day of April, 2016.

Heather Willis
Notary Public

My Commission Expires: 6-12-18

HEATHER WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Expires June 12, 2018