Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00.

Affiant

Subscribed and sworn to before me, this the 18th 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:
M M & J Properties, LLC		
3615 Baxter Avenue	NEW OWNER	072-02-0-096.00
Nashville, TN 37216		

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, **PATRICIA B. BARNETT, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M M & J PROPERTIES, 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. 62 on the unrecorded plan of E. B. Craig's Subdivision of the Crownover Property, described according to a survey made by W.B. Southgate, Surveyor, in July 1929, as follows:

Beginning on the westerly margin of Baxter Street at a point 360 feet north of the northerly margin of Jere Baxter Avenue,, being the northeast corner of Lot No. 63 on said plan; thence with the line between Lot Nos. 62 and 63, westwardly 147 feet to the common corner of Lot Nos. 62, 63, 76 and 77; thence with the line between Lot Nos. 62 and 77, northwardly 50 feet to the common corner of Lot Nos. 61, 62, 77 and 78; thence with the line between Lot Nos. 61 and 62, eastwardly 147 feet 11 inches to the westerly margin of Baxter Street; thence with same, southwardly 50 feet to the beginning.

Being the same property conveyed to Patricia B. Barnett by Warranty deed from Ernest Ray White and wife, Linda C. White of record in Book 9827, page 449, Register's Office for Davidson County, Tennessee, dated October 3, 1995 and recorded on October 13, 1995.

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 3615 Baxter Avenue, Nashville, TN 37216.

BILL GARRETT, Davidson County
Trans:T20160032599 DEEDWARR
Recvd: 04/20/16 15:23 2 pgs
Fees:13.00 Taxes:795.50
20160420-0038489

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 18th day of April, 2016.

Patricia B. Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patricia B. Barnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 18th day of April, 2016.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017