Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160034567 DEEDWARR
Recvd: 04/27/16 09:19 2 pgs
Fees:13.00 Taxes:555.00
20160427-0040869

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $150,000.00.

Affiant

Subscribed and sworn to before me this 20th day of April, 2016.

Notary Public
My Commission Expires: 3/26/18

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires March 20, 2018

16-0232

Address of New Owner:	Send Tax Bills to:	Tax Information:
MM&J Properties, LLC	New Owner	
335 Eastern Shores Drive		081-15-0-421-00
Lexington, TN 38351		

WARRANTY DEED

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

Shantrelle S. Edmondson, now Shantrelle Johnson

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MM&J Properties, LLC, a Tennessee limited liability company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the easterly 30.4 ft. of Lot # 7 in J.M. and T.J. Harding's Subdivision as of record in Plat Book 21, Page 81, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 7 fronts 30.4 feet on the south side of Heiman Street and runs back between parallel lines 152 feet to an alley.

Being the same property conveyed to Shantrelle S. Edmondson by Warranty deed from Grady Miller Hicks and wife, Dorothy Ann Hicks of record in Instrument No. 20030811-0114532 Register's Office for Davidson County, Tennessee, dated July 16, 2003 and recorded on August 11, 2003.

Shantrelle S. Edmondson and Shantrelle Johnson are one and the same person.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1719 Heiman Street, Nashville, TN 37208-2405.**

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 our hands this 20th day of April, 2016.

Shantrelle S. Edmondson NKA Shantrelle Johnson

Shantrelle S. Edmondson, N/K/A Shantrelle Johnson

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 **Shantrelle S. Edmondson N/K/A Shantrelle Johnson**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of April, 2016.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24