RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN167373

Limestone Title and Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $258,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of April, 2016.

NOTARY PUBLIC

My commission expires: 3/6/18

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MM&J Properties, LLC 25 Natchez Trace Dr. S. Lexington, TN 38351	Same address as new owner	083 06 0 334.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Eight Thousand and 00/100 Dollars ($258,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **DELMAR A. DORR, UNMARRIED**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **MM&J PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 11, on the plan of George Shield's East End Subdivision, as shown on plat of record in Book 57, Page 112, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

SAID Lot No. 11 fronts 50 feet on the westerly side of Rudolph Avenue and runs back between parallel lines 147 1/2 feet to an alley.

Being the same property conveyed to Delmar A. Dorr, unmarried, by Warranty Deed from Charles Lee Tanner, unmarried, recorded November 22, 1999 in Book 11750, Page 170, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 604 Rudolph Avenue, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

BILL GARRETT, Davidson County
Trans:T20160039309 DEEDWARR
Recvd: 05/11/16 13:40 2 pgs
Fees:13.00 Taxes:954.60
20160511-0046840

This conveyance is made subject to all matters as shown on plat of record in Book 57, Page 112; to any and all restrictive covenants and/or easements of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenant with the said Grantee that he is lawfully seized and possessed of said real estate; that he has a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee.

The undersigned further covenant and bind himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HAND, this the 28th day of April, 2016.

Delmar A. Dorr

DELMAR A. DORR

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, a Notary Public, Delmar A. Dorr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 28th day of April, 2016.



Melinda Sutherland
Notary Public

Melinda Sutherland
Printed Notary Name

My commission expires: 3/6/18