GSRM Box 44

(1)

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160047883 DEEDWARR
Recvd: 06/07/16 10:14 2 pgs
Fees:13.00 Taxes:2959.63
20160607-0057233

Gullet Sanford Robinson & Martin PLLC file T16-15
MST 2016-0735 (Seller only)

STATE OF TENNESSEE
COUNTY OF Tennessee)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $799,900.00

Sharon F Muller)
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF June, 2016

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

GEORGE CRAWFORD JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: MAR. 10, 2019

**THIS INSTRUMENT WAS PREPARED BY:**

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Thomas Robert Talbot, III and Helen Keipp Bredenberg Talbot | PrimeLending, A Plains Capital Co. 17330 Preston Rd. Ste. 160B Dallas TX 75252 | 091 15 0 183.00 |
| (NAME) | (NAME) | |
| 5103 Nevada Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN37209 | | |
| (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, WE, **MWC LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Robert Talbot, III and Helen Keipp Bredenberg Talbot, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

**BEING a tract or parcel of land lying in Davidson County, Tennessee and being part of Block No. 16, on the Map of Realty Savings Bank & Trust Company's revised plan of the West Extension of Charlotte Park Co.'s First Addition, as of record in Plat Book 421, page 18, R.O.D.C., TN. Said tract being more particularly described as follows:**

**BEGINNING at an iron pin (set) in the South right of way of Nevada Avenue, said pin being the northeasterly corner of the herein described property and lying 60' West of the westerly right of way of Fifty-first Avenue North. Thence leaving said right of way of Nevada Avenue S1° 26'00"W, 150.00' to an iron pin (set), said point being the southeasterly corner of the herein described property and lying on the north right of way of an alley; thence running along said alley N88°34'00"W, 60.00' to an iron pin (set), said point being the southwesterly corner of the herein described property; thence leaving said alley N1°26'00"E, 150.00' to an iron pin (set), said point being the northwesterly corner of the herein described property and lying on the South right of way of Nevada Avenue, thence continuing along said right of way S88°34'00"E, 60.00' to the point of beginning and containing 9000 sq. ft.**

**Being the same property conveyed to MWC, LLC, a Tennessee limited liability company, by Warranty Deed of Stan Byrd (aka Joe Stanley Byrd) and Mike L. Sirls (Mike Sirls) of record in Instrument No. 20150320-0024222, Register's Office for Davidson County, Tennessee.**

**Subject to:** Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2016 tax a lien on 01/01/2016 but not yet due and payable. Subject to all matters shown on the

Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewer granted to City of Nashville, Tennessee, by C.E. Bagwell et ux, dated October 29, 1948 of record in Book 1646, Page 183, in the Register's Office for Davidson County, Tennessee.

This property, known as 5103 Nevada Avenue, Nashville, TN 37209
(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/our hand(s) this 6 DAY OF May, 2016.

MWC LLC

BY: _____

Charles Caudell, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles Caudell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 6 day of May, 2016.

_____
Notary Public

My commission expires: 7-5-16

K CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON