WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160048852 DEEDWARR
Recvd: 06/09/16 10:28 2 pgs
Fees:13.00 Taxes:1202.50
20160609-0058308

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 2-4-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
MMA, LLC	MMA, LLC	90-8-112
(NAME)	(NAME)	
647 James Avenue	101 N. Maple Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161164

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, I/we, **Donald Michael Flair** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **MMA, LLC**, 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. :

Land in Davidson County, Tennessee, being Lots 32 and 33 in a resubdivision of West Nashville Annex as recorded in Book 32, page 24, Register's Office for Davidson County, Tennessee and constitutes a part of Tract 43 of West Nashville Annex, as recorded in Book 332, page 11, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on James Avenue at a line which separates Lots 33 and 34 of this resubdivision and running back on this line in a northerly direction 290 feet more or less to an alley, thence along line of this alley in a westerly direction 100 feet to a line dividing Lots 31 and 32 of this subdivision, thence along this line, and parallel with the first division line formerly mentioned, in a southerly direction to James Avenue, thence easterly along James Avenue to the point of beginning.

Being the same property conveyed to Donald Michael Flair, an unmarried person by deed from Eleanor Rest Flair, an unmarried person, dated May 7, 2003, of record in Instrument No. 20030512-0063298, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 647 James Avenue, Nashville, TN 37209
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 6th day of June, 2016

Donald Michael Flair

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MMA, LLC, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th of June, 2016.

Notary Public
My Commission Expires: 4/19/17

