BILL GARRETT, Davidson County
Trans:T20160056108 DEEDWARR
Recvd: 06/30/16 15:22 2 pgs
Fees:13.00 Taxes:943.91
20160630-0067193

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $255,112.00. Affiant Subscribed and sworn to before me, this the 24th day of June, 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:
MWC, LLC		
106 Mission Court	New Owner	091-15-0-117-00
Franklin, TN 37067		

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, **DORA H. LYDICK, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MWC, 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 the east 37 feet of the west 77.5 feet of the south part of Block 7 on the Map of Realty Savings Bank & Trust Company's Revised Plan of the west extension of Charlotte Park Company's First Addition, as of record in Book 421, Page 18, Register's Office for said County.

Said part of said Block No. 7 fronts 37 feet on the north side of Elkins Avenue and runs back between parallel lines, parallel to and 40.5 east of 53rd Avenue, North, 160 feet, more or less to a dead line.

Being the same property conveyed to Dora H. Lydick by Quitclaim deed from Ethylin M. Lydick of record in Book 11112, page 983, Register's Office for Davidson County, Tennessee, dated September 14, 1998 and recorded on September 15, 1998.

Being the same property conveyed to Dora H. Lydick, unmarried and Ethylin M. Lydick, now known as Ethylin M. Jett, unmarried by Quitclaim deed from Dora H. Lydick, subject to a life estate retained by Ethylin M. Lydick of record in Book 11218, page 471, Register's Office for Davidson County, Tennessee, dated November 13, 1998 and recorded on November 24, 1998.

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 5212 Elkins Avenue, Nashville, TN 37209-3329.

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 24th day of June, 2016.

Dora H. Lydick

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 Dora H. Lydick, 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 24th day of June, 2016.

Notary Public

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