BILL GARRETT, Davidson County
Trans:T20160057710 DEEDWARR
Recvd: 07/07/16 09:10 2 pgs
Fees:13.00 Taxes:1091.50
20160707-0069381

This instrument prepared by:
Leon Sharber, Attorney-at-Law
1443 Memorial Blvd
Murfreesboro, TN 37129

Warranty Deed

Address of New Owner(s):	Send tax bills to:	Map - Parcel:
March Ventures, LLC 4903 Darlington Court Nashville, TN 37221	Same as new owner	81-12-51

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES A. MAYBERRY** (Grantor) has this day bargained and sold, and does hereby transfer and convey to **MARCH VENTURES, LLC a Tennessee Limited Liability Company** (Grantees) their successors and assigns, all those tracts of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 23 in W. S. Settle's Subdivision of Lot Nos. 249 to 277 inclusive in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 57, Page 71, Register's Office for said county.
Beginning at a point on the northeasterly margin of Delta, formerly Hamburg Street, at the corner of Lot Nos. 23 and 24, on said Plan; thence northeasterly 181 feet, more or less, to a point on the southwesterly margin of Jenkins Street, being 40 feet 4 inches northwesterly from the northeasterly corner of the property conveyed to C. M. Smiley by Deed from Mrs. M. McLean, of record in Book 611, Page 39, said Register's Office; thence with the southwesterly margin of said Jenkins Street north westwardly 20' 3" to the southeasterly corner of the property conveyed to M. V. Rogers and wife, by Deed from Robert Earls and wife, of record in Book 996, Page 14, Register's Office; thence with said Rogers' southeastern boundary line southwestwardly 183 feet, more or less, to the northeasterly margin of said Delta Avenue; thence with same southwardly 25 feet to the beginning.

Being the same property conveyed to James A. Mayberry by Deed of record in Instrument No. 20160602-0055679, Register's Office for Davidson County, Tennessee.

Land in Davidson County, Tennessee being part of Lot Nos. 23 and 24 on the map of W. S. Settle's Subdivision of Lot Nos. 249-277 inclusive in the North Nashville Real Estate Company's Plan of Lots, as of record in Book 57, Page 71, Register's office for said county.
Beginning at a point on the northeasterly margin of Delta, formerly Hamburg Street, 250 feet southeasterly from the southeast corner of said Delta Street, and Central Avenue, said point being also the common corner of Lot Nos. 24 and 25 on said map, and also the southwest corner of a part of Lot Nos. 24 and 25 conveyed to Bessie Webb by deed from M. W. Rodgers and wife, of record in Book 1224, Page 26, said Register's Office ; thence with the northwestern boundary line of said Bessie Webb property; northeastwardly 153 feet to a point on the southwesterly margin of Jenkins Street; thence with the southwesterly margin of said Jenkins Street, northwestwardly 40.6 feet to a point; thence southwestwardly 181 feet to a point on the northeasterly margin of said Delta Street said point being also the common corner of Lot Nos. 23 and 24 on said map; thence with the northeasterly margin of said Delta Street, southeastwardly 50 feet to the beginning.

Being the same property conveyed to James A. Mayberry by deed from Burley M. Nelson, Sr. of record in Instrument No. 200001070002296 said Register's Office.

Being the same property conveyed to James A. Mayberry by quitclaim deed from Constance J. Mayberry of record in Instrument No. 200310070148087 said Register's Office.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this the 5th day of July, 2016.

James A. Mayberry

James A. Mayberry

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

James A. Mayberry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JULY, 2016.

Leon Sharber
Notary Public

My Commission expires: 2/20/17

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, **JAMES A. MAYBERRY** 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 official seal at MURFREESBORO, Tennessee this the 5TH day of July, 2016.

Leon Sharber
NOTARY PUBLIC

My commission expires: 2/20/17

LEON SHARBER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE