Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, Tennessee 38401

BILL GARRETT, Davidson County
Trans:T20160060762 DEEDWARR
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Fees:13.00 Taxes:869.50
20160715-0072725

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Karen Rayburn aka Karen Diane Boswell, unmarried, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Mack ~~Properties~~ Props, LLC, a limited liability company, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged FIRST PARTY has bargained and sold and does hereby transfer and convey unto SECOND PARTY the following described property:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being the westerly part of said lot no. 50 on the map of T.M. Nall's Subdivision of lots in B.F. Cockrill land of record in Book 421, Page 63, Register's Office of Davidson County, Tennessee.

Said westerly part of said lot no. 50 fronts 50.o feet on the northerly side of deall avenue and runs back between lines 177.0 feet on the westerly line and 166.7 feet on the easterly line to a dead line on which it measures 51.5 feet thereon.

Being the same property conveyed to Karen Rayburn by deed dated January 31, 1995 and recorded in Book 9593, Page 237, Register's Office of Davidson County, Tennessee.

Map & Parcel 09109012400

Property Address: 5906 Deal Ave., Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, title, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 8 day of July, 2016.

Karen Rayburn aka Karen Diane Boswell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Karen Rayburn aka Karen Diane Boswell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 8 day of July, 2016.

Notary Public

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY My Commission Expires MARCH 21, 2018

My commission expires:
03/21/2018

STATE OF TENNESSEE
COUNTY OF Wilson

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $235,000.00.

Affiant

Subscribed and sworn to before me, this 8th day of July, 2016.

My commission expires:
3/27/19

Notary Public

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NEW PROPERTY OWNER:
~~Mack Properties, LLC~~ Mack Props, LLC
230 Governors Way
Brentwood, TN 37027

PERSON RESPONSIBLE FOR TAXES:
Mack Props, LLC
230 Governors Way
Brentwood, TN 37027