WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/22/16 14:58 3 pgs
Fees:18.00 Taxes:4773.00
20160722-0075896

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,290,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22nd DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Monarch Development, LLC	New Owner	
(NAME) 540 Sydney Pl.	(NAME)	13102021700 / 13103002900/13103003000 / 13103003100
(ADDRESS) Murfreesboro, TN 37130	(ADDRESS)	
(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, **M2E HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MONARCH DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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 Lot No. 44, 45, 46 and 47, Colonial Heights, as shown on plat of record in Plat Book 1130, page 102, in Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Together with that portion of Burtonwood Drive abandoned by the Council of the Metropolitan Government of Nashville and Davidson County, Tennessee, Bill No. 086-1491, in the County Clerk's Office for said County.

Being a portion of the same property conveyed to M2E HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from RAYMOND EDWARD TARKINGTON, JR., UNMARRIED, of record in Instrument No. 20140801-0068845, dated July 30, 2014, said Register's Office. Being further conveyed to M2E HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed of record in Instrument No. 20150120-0005287, dated January 19, 2015, said Register's Office.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Plat Book 1130, Page(s) 102, said Register's Office; Easement for telephone lines, recorded in Book 382, Page 531, said Register's Office; and Matters set forth on Mortgage Loan Inspection by John Kohl & Company, P.C. dated October 3, 1994, as shown on Warranty Deed recorded in Book 11330, Page 74, said Register's Office.

unimproved X
This is improved _ property, known as Lots 44, 45, 46 & 47 Kimbark, Nashville, TN 37215
(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 hand this 22nd day of July, 2016

M2E HOLDINGS, LLC

BY: _____

STEPHEN M. MAGGART, CHIEF MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Stephen M. Maggart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Chief Manager of M2E Holdings, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Chief Manager.

Witness my hand and official seal at Nashville, Tennessee this 22 day of July, 2016.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 7, 2017

_____
Notary Public

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

