BILL GARRETT, Davidson County
Trans:T20160069475 DEEDWARR
Recvd: 08/11/16 08:53 3 pgs
Fees:18.00 Taxes:142.45
20160811-0083440

PREPARED BY AND RETURNED TO:
BELLE MEADE TITLE AND ESCROW CORP.
109 KENNER AVENUE, SUITE 201
NASHVILLE, TN 37205
FILE 15336 BOX 26B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
MLM Investment Holdings, LLC	New Owner	07116038200
1016 Derby Trace		
Nashville, TN 37211		
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.		

WARRANTY D E E D

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, William R. McCarty, Jr., Trustee of the William R. McCarty Jr. Living Trust (hereinafter referred to as "Grantor"), has bargained and sold and by these presents do hereby sell, bargain, and convey to MLM Investment Holdings, LLC, a Tennessee limited liability company (hereafter referred to as the "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Lot No. 27 as shown on the Plan of Tom Joy Subdivision, of record in Book 3600, page 47, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 60.08 feet on the westerly side of Jones Avenue and runs back between lines, 112.2 feet on its northerly line and 100.45 feet on its southerly line to a line in the rear on which it measures 59.0 feet.

Being a part of the same property to The William R. McCarty, Jr. Living Trust, by Quitclaim Deed from William Roderick McCarty, Jr., of record in Instrument Number 20110524-0039740, Register's Office for Davidson County, Tennessee.

This is unimproved real property commonly known as 0 Jones Avenue, Nashville, TN 37207.

This conveyance is subject to the following:
1. Taxes for the years after 2016 for Davidson County, Tennessee, which are not yet due and payable.
2. All matters as shown on plat of record in Book 3600, page 47, said Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants contained in Book 3763, page 136, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $38,500.00.
(
(
(Subscribed and sworn to before me
(this 26th day of August, 2016.
(
(
(
(My Commission Expires:

Deanne D. Mayo
Affiant
Manager

NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of an undivided interest in said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 26th day of August, 2016.

WILLIAM R. MCCARTY, JR. TRUSTEE OF THE
WILLIAM R. MCCARTY JR. LIVING TRUST

By: Wm. R. McCarty, III T/E
WILLIAM R. MCCARTY, JR., TRUSTEE

Wm. R. McCarty, III
WILLIAM R. MCCARTY, JR, Individually

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared William R. McCarty, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the William R. McCarty, Jr. Trustee of the William R. McCarty Jr. Living Trust acknowledged that he is authorized to execute the foregoing instrument on behalf of the William R. McCarty, Jr. Trustee of the William R. McCarty Jr. Living Trust the within named bargainor, William R. McCarty, Jr. Trustee of the William R. McCarty Jr. Living Trust, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of William R. McCarty, Jr. Trustee of the William R. McCarty Jr. Living Trust by him/herself as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee this 24 day of August, 2016.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally William R. McCarty, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 24 day of August, 2016.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017