BILL GARRETT, Davidson County
Trans:T20160073207 DEEDWARR
Recvd: 08/22/16 15:02 2 pgs
Fees:13.00 Taxes:1065.23
20160822-0087748

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $287,900.00.

Affiant

Subscribed and sworn before me this the 16th day of August, 2016.

Notary Public
My commission expires: 9-10-2018

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Milk Money Homes LLC 913 North 12Th Street Nashville, TN 37206	Milk Money Homes LLC 5833 Beauregard Drive Nashville, TN 37215	083-05-0-B00-60-0CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, PAUL MEGEE, AN UNMARRIED MAN, AND ASHLEE SEXTON, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHTS, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MILK MONEY HOMES LLC, A TENNESSEE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 6 on the Plan of N12 Townhomes, a horizontal property regime with private elements, of record as "Exhibit B" in the Declaration of Covenants, Conditions, and Restrictions for North 12th Street Homes, of record in Instrument No. 20130610-0058864.

Being the same property conveyed to Paul Megee, an unmarried man, and Ashlee Sexton, an unmarried woman, as joint tenants with rights of survivorship by Warranty deed from Cole Investments, LLC, a Tennessee limited liability company of record in Instrument No. 20140410-0030131 Register's Office for Davidson County, Tennessee, dated April 07, 2014 and recorded on April 10, 2014.

Being also known as 913 North 12Th Street Nashville, Tennessee 37206.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 913 North 12Th Street, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Pm by SP AH

AS by SP AH

Witness my hand this the 16th day of August, 2016.

Paul Megee by Sydney Poe Attorney in Fact
Paul Megee
By: Sydney Poe, Attorney-in-Fact

Ashlee Sexton by Sydney Poe Attorney in Fact
Ashlee Sexton
By: Sydney Poe, Attorney-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 16th day of August, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Sydney Poe** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Ashlee Sexton** by Specific POWER OF ATTORNEY dated August 10, 2016, and who acknowledged that he executed the same as the free act and deed of **Ashlee Sexton**. Witness my hand and official seal of office this 16th, day of August, 2016.

My Commission Expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of TENNESSEE
County of DAVIDSON

On this 16th day of August, 2016, before me, the undersigned Notary Public in and for said County and State, personally appeared **Sydney Poe** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Paul Megee** by Specific POWER OF ATTORNEY dated August 10, 2016, and who acknowledged that he executed the same as the free act and deed of **Paul Megee**. Witness my hand and official seal of office this 16th, day of August, 2016.

My Commission Expires: 9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY