WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160078751 DEEDWARR
Recvd: 09/08/16 10:53 2 pgs
Fees:13.00 Taxes:425.50

20160908-0094540

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Y-SP-16-1030-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2016.

Notary Public

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Southern Property Buyers, LLC	New Owner	
(NAME) **5928 Cross Pointe Lane**	(NAME)	**92-3-107.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALICE MASON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOUTHERN PROPERTY BUYERS, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 5 on the Map of Eliza Laws' Subdivision of Part of Lot 1 of the Harding Plan, of record in Plat Book 843, Page 33, Register's Office for said County.
Said Lot No. 5 front 40 feet on the westerly side of 24th Avenue North and runs back between parallel lines 113 feet to a dead line.

Being the same property conveyed to William A. Mason, Jr. and wife, Alice Mason by Installment Deed from Maceo Thomas, Trustee, recorded December 16, 1957 in Book 2707, Page 54; by Quitclaim Deed recorded March 25, 1963, in Book 3530, Page 493, William A. Mason conveyed his one-half interest to William Alfred Mason, III and Ginger Ann Mason; by Quitclaim Deed recorded September 2, 1971, in Book 4534, Page 220, William A. Mason, III and Ginger Ann Mason conveyed their one-half interest to Mrs. Alice Mason, all in the Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to William A. Mason III, by Quitclaim Deed from Alice Mason, recorded March 15, 2005 in Instrument No. 20050315-0028398, Register's Office for Davidson County, Tennessee. The said William A. Mason having since died. Per Affidavit of Heirship recorded April 27, 2015 in Instrument No. 20150427-0037484, Register's Office for Davidson County, Tennessee, Alice Mason is his sole heir-at-law.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 33, Register's Office for Davidson County, Tennessee.
- 2016 County Taxes.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1030 24th Avenue North, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31st DAY OF AUGUST, 2016.

Ameedah Z. Rashid (P.O.A.)
Alice Mason by Ameedah Z. Rashid, attorney-in-fact

POA in 20160830-0090729

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ameedah Z. Rashid, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALICE MASON, and who acknowledged he/she/they executed the same as the free act and deed of the said ALICE MASON.

Witness my hand and official seal, this the 31st of August, 2016.

Douglass A. Barber
Notary Public
My Commission Expires: 9/21/2019
(SEAL)

DOUGLASS A. BARBER
Notary Public-Maryland
Prince George's County
My Commission Expires
September 21, 2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212