16-1-111

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 3rd day of October, 2016 by and between Alvie Wayne Willis, hereinafter referred to as GRANTOR, and Mack Props, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Map of Con. O'Donnell's Addition to Edgefield, now East Nashville, Tennessee, not of record and described as follows:

Beginning at a point in the westerly margin of Gallatin Road 150 feet south of the southerly margin of Mansfield Avenue, and extending along Gallatin Pike 50 feet on the westerly side of said Pike, as widened, and running back between parallel lines 170 feet, more or less, to an alley.

Being the same property conveyed to Alvie Wayne Willis by Deed from John D. Batson, Trustee, dated May 9, 1969, recorded May 12, 1969, of record in Book 4332, page 293, Register's Office for Davidson County, Tennessee.

This is [xx]improved [ ]unimproved property known as: 400 Gallatin Ave, Nashville, TN 37206

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

BILL GARRETT, Davidson County
Trans:T20160089140 DEEDWARR
Recvd: 10/11/16 08:50 2 pgs
Fees:13.00 Taxes:1924.00
20161011-0107030

WITNESS MY HAND on the day and year first above written.

Alvie Wayne Willis

Alvie Wayne Willis

INDIVIDUAL
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said county and state, Alvie Wayne Willis, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed.

Witness my hand, at office, this 3rd day of October, 2016.

Notary Public

My Commission Expires: 6-15-19

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

Name and Address of Property Owner:
Mack Props, LLC
900 20th Ave S, Ste 808,
Nashville, TN 37212

Send Tax Statements to:
Mack Props, LLC
900 20th Ave S, Ste 808,
Nashville, TN 37212

Map & Parcel: 083090001.00

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $520,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Alvie Wayne Willis

Affiant

Sworn to and subscribed before me, a Notary Public, this 3rd day of October, 2016.

Notary Public

My Commission Expires: 6-15-19

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

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