PREPARED BY:
ASHLYN E. BLEVINS
DUBOIS & DUBOIS, P.C.
ATTORNEYS AT LAW
COLUMBIA, TN

BILL GARRETT, Davidson County
Trans:T20160097159 DEEDWARR
Recvd: 11/02/16 15:50 3 pgs
Fees:18.00 Taxes:2035.00
20161102-0116128

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between **Cynthia French, a Single Woman,** FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and **Mad-Shu Properties, LLC, a Tennessee Limited Liability Company**, as tenants by the entirety, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Being lots Nos. 815, 817 and 819 on Plan No. 1 of West Nashville, Block 121, as of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said lots front together 75 feet on the Northerly margin of Delaware Avenue and extend back Northwardly between parallel lines and along the Westerly margin of a 25 foot alley, 150 feet to another alley fronting.

Being the same property conveyed to Cynthia French, unmarried, by Warranty Deed from Claude Johnson and wife, Mildred Johnson, recorded on the 9th day of May, 2006, Instrument No. 20060509 - 0054449, in the Register's Office for Davidson County, Tennessee.

Same legal description as prior deed.

Map & Parcel: 091 11 0 282.00

Property Address (for approximate identification only): 4908 Delaware Ave., Nashville, Tennessee 37209

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with

all rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that she is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; and applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 31st day of October, 2016.

Cynthia L. French

Cynthia French

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Cynthia French, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of October, 2016.

My commission expires:
4.23.18

Notary Public

CANDICE JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE - ~~MAURY COUNTY~~ DAVIDSON CO

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $550,000.00.

Affiant

Subscribed and sworn to before me, this 31ST day of October, 2016.

My commission expires:

Notary Public

NEW PROPERTY OWNERS:	PERSON(S) RESPONSIBLE FOR TAXES:
Mad-Shu Properties, LLC 3714 WEST END AVE NASHVILLE, TN 37205	SAME

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018