G#28969-2

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$169,500.00.**

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2016.

Notary Public

My commission expires: 3-6-18

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20160097289 DEEDWARR
Recvd: 11/03/16 09:26 2 pgs
Fees:13.00 Taxes:627.15
20161103-0116291

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MT Rental Properties, LLC	**"New Owner"**	**08112045400**
221 Lake Forest Drive		
LaVergne, TN 37086		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Shar Arendall Amador, a married woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MT Rental Properties, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, ITS SUCCESSORS AND/OR ASSIGNS, A 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. 1 on the Plan of the Re-Subdivision of W. S. Settle's Subdivision, as of record in Book 4470, Page 49, Register's Office for Davidson County, Tennessee.

SAID Lot No. 1 fronts 42.0 feet on the northeasterly margin of Delta Avenue and extends back 127.05 feet on the southeasterly line and 140.55 feet on the northwesterly line to the southwesterly line of Jenkins Street, measuring 39.0 feet thereon.

BEING the same property conveyed to Tommy Joe Arendall, Sr. and wife, Ruth Marie Arendall, by Warranty Deed dated December 7, 1971, from O. W. Cooper and wife, Helen B. Cooper, of record in Book 4559, Page 788, Register's Office for Davidson County, Tennessee. The said parties having divorced and the said property was divested out of Tommy Joe Arendall and vested soley in Ruth Marie Arendall, by Final Judgment of Divorce dated February 15, 1978, of record in Book 5398, Page 89, and in Book 9756, Page 743, said Register's Office. The said property was further conveyed to Ruth Marie Arendall by Instrument of Correction dated March 8, 1979, from Hugh D. Martin and wife, Margaret Ann Martin, of record in Book 5404, Page 596, said Register's Office. The said Ruth Marie Arendall, now known as Ruth Marie Arendall Borders, having died intestate on October 4, 2000. The said property was further conveyed to Shar Arendall Amador by Quitclaim Deed dated December 1, 2000, from The Heirs of Ruth Marie Arendall, now Borders, deceased, being Tommy J. Arendall, Jr., and Shar Arendall Amador, and Ronald D. Borders, as to his marital interest as surviving spouse, of record in Instrument No. 20001207-0120660 and as corrected by Quitclaim Deed dated February 28, 2001, between the same parties, of record in Instrument No. 20010313-0023790, said Register's Office.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 4470, Page 49, Register's Office for Davidson County, Tennessee;

2) All matters shown on the Plan of record in Book 57, Page 71, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and were paid by the parties herein and the subsequent years, not yet due and payable.

This is improved property, known as: **1710 Delta Avenue, Nashville, TN 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 GRANTEES 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 GRANTEES, 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 **1st** day of **November, 2016.**

Shar Arendall Amador

Shar Arendall Amador

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Shar Arendall Amador,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **1st** day of **November, 2016.**

Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017