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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $499,900.00

Affiant

Subscribed and sworn before me this the 18th day of November, 2016.

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160103225 DEEDWARR
Recvd: 11/22/16 10:06 3 pgs
Fees: 18.00 Taxes: 1849.63
20161122-0123166

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
MAD Properties, LLC	MAD Properties, LLC	082-04-0-071.00
1105 North 8th Street	1105 North 8th Street	
Nashville, TN 37207	Nashville, TN 37207	

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, VERNON THOMAS KEESEE, JR., AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MAD PROPERTIES, LLC, 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:

Being land in Davidson County, Tennessee, as of set forth by survey of Delle land Surveying,dated January 12, 2015, described as lot 1105 B on said attached Exhibit "A" and described more specifically as follows.

Beginning at an iron rod in the eastern right of way of North 8th Street, said point being the northwest corner of the Reginald Grady property as described in Instrument 20130306-0022537 RODC and the southwest corner of the Vernon Keesee property as described in Instrument 20160114-0004152 RODC;

Thence, with said right of way, North 08 degrees 04 minutes 46 seconds East, 31.00 feet to an iron rod, the True Point of Beginning:

Thence, with said right of way, North 08 degrees 04 minutes 46 seconds East, 31.00 feet to an iron rod, the southwest corner of 1105C;

Thence, leaving said right of way, with 1105C's south line, South 81 degrees 16 minutes 01 seconds West, 165.00 feet to an iron rod in the west right of way of alley # 346;

Thence, with said alley, South 08 degrees 04 minutes 46 seconds West, 31.00 feet to an iron rod in the north line of 1105A;

Being a portion property conveyed to William Martin Lyons, Jr. and wife, Edna G. Lyons by deed of record in Book 3431, page 499, Register' s Office, Davidson County, Tennessee, and the said William Martin Lyons, Jr., having predeceased his wife, Edna G. Lyons, was the surviving tenant by the entirety; further being the same property vested in Sheryl R. Settles as Executrix of the Last Will and Testament of Edna G. Lyons, deceased, of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 15-P908.Being the same property conveyed to Vernon Thomas Keesee, Jr., by Warranty deed from Sheryl R. Settles, Executrix of the Estate of Edna E. Lyons, deceased of record in Instrument No. 20150818-0082813 Register's Office for Davidson County, Tennessee, dated August 14, 2015 and recorded on August 18, 2015.

Being a portion of the same property conveyed to Vernon Thomas Keesee, Jr. by Quitclaim deed from Vernon Thomas Keesee, Jr. of record in Instrument No. 20160114-0004152 Register's Office for Davidson County, Tennessee, dated January 14, 2016 and recorded on January 14, 2016 as described below.

Being also known as 1105 B North 8th Street Nashville, Tennessee 37207.

Subject to all Easements and Restrictions of record.

VTK

THIS IS IMPROVED PROPERTY KNOWN AS 1105 North 8th Street, Nashville, TN 37207.

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.

Witness my hand this the 18th day of November, 2016.

Vernon T Keesee Jr.

Vernon Thomas Keesee, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vernon Thomas Keesee, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November, 2016.

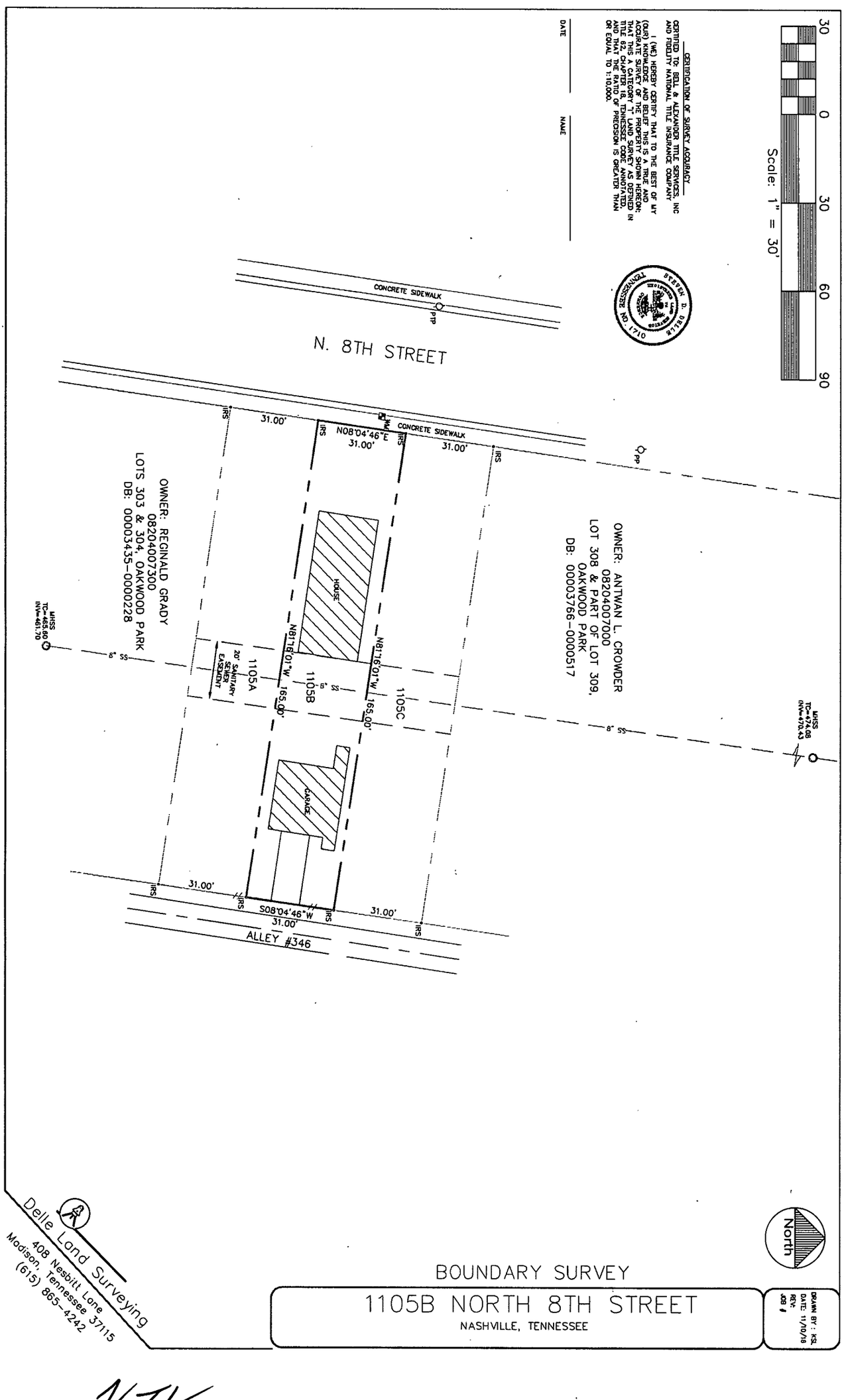
My commission expires:

9-10-2018

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"



Delle Land Surveying
408 Nesbitt Lane
Madison, Tennessee 37115
(615) 865-4242

BOUNDARY SURVEY

1105B NORTH 8TH STREET

NASHVILLE, TENNESSEE

DRAWN BY: KSL
DATE: 11/10/18
REV:
JOB #

VTK