Davidson County DEEDWARRSP
Recvd: 01/06/17 13:17 5 pgs
Fees:28.00 Taxes:5642.50
20170106-0001866

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
MP Real Estate, LLC P.O. Box 120897 Nashville, TN 37212-0897	Same as New Owner	082-09-0457
This instrument prepared by: Justin W. Leach, Esq., McKenzie Laird, PLLC, 3835 Cleghorn Ave., Suite 250, Nashville, TN 37215		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, CRAIG M. JERVIS and wife, MARCIA M. JERVIS (collectively, "Grantor"), have bargained and sold, and by these presents do transfer and convey to MP REAL ESTATE, LLC, a Tennessee limited liability company ("Grantee"), and Grantee's successors and assigns, certain property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to current taxes, all matters as may be reflected by a current survey of the Property and the matters set forth on Exhibit B.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,525,000.00.

Affiant

JEAN P. SHEARER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 5th day of January, 2017.

Notary Public
My Commission Expires: 7-3-17

This is improved property known as 1239 6th Avenue North, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, subject to current taxes, all matters as a current survey of the Property may reflect and the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 4th day of January, 2017.

Craig M. Jervis

Marcia M. Jervis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig M. Jervis and Marcia M. Jervis, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 4th day of January, 2017.

NOTARY PUBLIC

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2019

My Commission Expires: 1-8-2019

EXHIBIT A

THE PROPERTY

Land in Davidson County, Tennessee, being Lot No. 1, Section One, Germantown Re-subdivision of Lot No. 108, D.T. McGavock's Addition, of record in Book 6050, page 418, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Craig M. Jervis and wife, Marcia M. Jervis from Virginia Penick by deed of record in Book 9097, page 554, in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

All matters as shown on that certain plat of record in Plat Book 6050, Page 418, in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 6/20/2017

Notary Seal: