THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170210620** BILL GARRETT, Davidson County Trans:T20170018563 DEEDWARR Recvd: 03/03/17 10:50 2 pgs Fees:13.00 Taxes:1628.00 20170303-0021259	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $440,000.00. Affiant Subscribed and sworn to before me, this 28th day of February, 2017. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Stephen Hay and Carrie Hay 1105 49th Avenue North Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. ~~xxxxxxxxxxxxxxxxxxxx~~ ~~parcel~~ 09107043900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MAD-SHU Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Hay and Carrie Hay, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 1220 of Block 179, on No. 1 Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed by Quitclaim Deed from MAD-SHU Properties, LLC to MAD-SHU Properties, LLC as recorded on the 27th day of June, 2016 in Instrument No. 20160627-0065498; being a portion of Quitclaim Deed from Robert G. Shuler to MAD-SHU Properties, LLC as recorded on the 25th day of May, 2016 in Instrument No. 20160525-0052311; being a portion of Warranty Deed from Johnny Lezcano Cervantes and wife, Elvia Fragoso Alonso to Robert G. Shuler as recorded on the 1st day of April, 2016 in Instrument No. 20160401-0031326 and being a portion of Warranty Deed from Felipe Sura-Vasquez and wife, Susana Sura-Carrera to Johnny Lezcano Cervantes and wife, Elvia Fragoso Alonso as recorded on the 23rd day of October, 2006 in Instrument No. 20061023-0130778, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74-75.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 5309 B MICHIGAN AVENUE Nashville TN 37209-2047

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2017.

MAD-SHU Properties, LLC

By: _____
Scott Hammrich, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Scott Hammrich with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member (or other officer authorized to execute the instrument) of MAD-SHU Properties, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of February 2017.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018