Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

EMILY BETTS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $260,000.00 Affiant Subscribed and sworn to before me, this 6th day of March, 2017. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Matthew Kirkegaard	**New Owner**	**Map/Parcel: 061-11-0-108.00**
1005 Matthews Ave.		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Future Rentals, LLC, a Ohio limited liability company

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

Matthew Kirkegaard and wife, Kelsey Kirkegaard

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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. 17 as shown on the map entitles Resubdivision of Lots 11 to 17 of I.C. McMahan's Maplewood Trace Tract, of record in Plat Book 547, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Strive Properties, LLC, by Warranty Deed, from Shawn D. Heaton, a single person, dated March 18, 2015, of record in Instrument No. 230150319-0023696, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Investing Innovations LLC, an Ohio Limited Liability Company, by Warranty Deed, from Strive Properties LLC, a Tennessee Limited Liability Company, dated July 16, 2015, of record in -Instrument No. 20150717-0070016, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Future Rentals, LLC, an Ohio Limited Liability Company, by Quitclaim Deed, from Investing Innovations, LLC, an Ohio Limited Liability Company, dated March 24, 2016, of record in Instrument No. 20160427-0041031, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 547, Page 144, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1005 Matthews Ave., Nashville, TN 37216.

BILL GARRETT, Davidson County
Trans:T20170019913 DEEDWARR
Recvd: 03/08/17 11:13 2 pgs
Fees:13.00 Taxes:962.00
20170308-0022928

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 6th day of March, 2017.

Future Rentals, LLC

By: Deborah Ann Paulson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Deborah Ann Paulson, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Member (or other officer authorized to execute the instrument) of Future Rentals, LLC, the within named bargainor, a Ohio limited liability company, and that she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Member.

Witness my hand, at office, this 6th day of March, 2017.

Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **170080SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027