WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170020896 DEEDWARR
Recvd: 03/10/17 13:18 2 pgs
Fees:13.00 Taxes:832.13
20170310-0023896

MST 2017-0209

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF March, 2017

Notary Public

MY COMMISSION EXPIRES: 2-25-19 (AFFIX SEAL)

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Shepherd	Ascend Federal Credit Union	095-08-0-169.00
(NAME)	(NAME)	
321 Michael Drive	520 Airpark Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Tullahoma TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **MWC, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alyssa Reiman, unmarried woman and Michael Shepherd, unmarried man,** 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. 103 on the Plan of Woodberry Park of record in Plat Book 2133, Page (s) 117 through 119, inclusive, 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 to MWC, LLC, a Tennessee limited liability company by Warranty deed from Krista M. Lee, unmarried of record in Instrument No. 20160801-0078845 Register's Office for Davidson County, Tennessee, dated July 5, 2016 and recorded on August 01, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable; Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2133, Page (s) 117 through 119, Inclusive, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 2297, Page 194, in the Register's Office for Davidson County, Tennessee. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4365, Page 709, in the Register's Office for Davidson County, Tennessee. Easement for Water Mains of record in Book 2345, Page 43, in the Register's Office for Davidson County, Tennessee. Restrictions of record as Instrument Number 20060906-0109968 in the Register's Office for Davidson County, Tennessee.

This property, known as 321 Michael Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with 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 6 DAY OF March 2017.

MWC, LLC

BY: _____

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself, Charles Caudell of MWC, LLC, the within named bargainor, a Tennessee limited liability company, and that Charles Caudell, as Member being authorized to do so, execute the foregoing instrument for the purposes therein contained, by signing the name of company, himself/herself, as Member of said company.

Witness my hand and official seal, this the 6 day of March, 2017.

_____
Notary Public

My Commission Expires: 4-11-2020

(SEAL)

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020