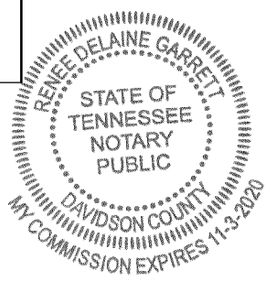
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/15/17 09:41 4 pgs
Fees:23.00 Taxes:592.00
20170315-0025256



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 11-3-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
M & L Enterprise, LLC	M & L Enterprise, LLC	091 01 0 081.00
(NAME) 1113 Murfreesboro RD	(NAME) 1113 Murfreesboro RD Ste 106-310	
(ADDRESS) Ste 106-310	(ADDRESS)	
Franklin TN 37064 (CITY) (STATE) (ZIP)	Franklin TN 37064 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty Thousand And No/100 Dollars ($160,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Allen Button and Judith Daniel, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **M & L Enterprise, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot 6, Re-Subdivision of Lot 3, West Nashville Annex, as shown on Plat of record in Book 4175, Page 112, in the Register's Office for Davidson County, Tennessee. Said Lot fronts 55 feet in the Easterly Side of 23rd Street and extends back 120 feet on the Northerly Line and 172.88 feet on the Southerly Line to a dead line and measures 76.7 feet thereon.

Being the same property conveyed to Robert Allen Button and Judith Daniel, husband and wife by Warranty Deed from Alfonso Velasquez Arroyo and Arcelia Ruiz Ruiz, husband and wife dated November 15, 2013 and recorded December 4, 2013 as Instrument No. 20131204-0123442, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all matters appearing on the plan(s) of record; and (d) all matters referenced in the master deed and by-laws; and (e) all applicable government and zoning regulations.

File Number: GRN-171425SSO

unimproved ☐

This is improved ☒ property, known as 720 23rd St, Nashville, TN 37209

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, has 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 our hands this 14 day of March, 2017

Robert Allen Button by [illegible] as Attorney in Fact
Robert Allen Button

Judith Daniel by [illegible] as Attorney in Fact
Judith Daniel

File Number: GRN-171425SSO

STATE OF Tennessee

County OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Robert Allen Button, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said Robert Allen Button, by virtual of Limited Durable Power of Attorney, duly executed.

Witness my hand and official seal, this the 14 of March, 2017.

Renee Garrett

Notary Public

My Commission Expires: 11-3-2020

(SEAL)

RENEE DELAINE GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

STATE OF Tennessee

County OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared Hillary Monroe Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Judith Daniel, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of the said Judith Daniel, by virtual of Limited Durable Power of Attorney, duly executed.

Witness my hand and official seal, this the 14 of March, 2017.

Renee Garrett

Notary Public

My Commission Expires: 11-3-2020

(SEAL)

RENEE DELAINE GARRETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

File Number: GRN-171425SSO

True Copy Certification

I, Alyssa Rayne, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

