WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 20th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: 5/22/17
(AFFIX SEAL)

TRACEY HERRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20170023835 DEEDWARR
Recvd: 03/21/17 10:28 2 pgs
Fees: 13.00 Taxes: 666.00
20170321-0027359

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MMVO, LLC	NEW OWNER	119-12-0
(NAME)	(NAME)	(MAP)
4211 Nevada Avenue		090.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Ira Helderman**, married, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **MMVO, LLC a Tennessee limited liability company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 91 on the Plan of Battlewood, Section One, of record in Plat Book 1835, Page 31, 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 Ira Helderman by Warranty deed from James H. Kirby, unmarried of record in Instrument No. 20060707-0081900 Register's Office for Davidson County, Tennessee, dated June 29, 2006 and recorded on July 07, 2006

Being also known as 729 Dover Road Nashville, Tennessee 37211-2664.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 729 Dover Road, Nashville, Tennessee 37211-2664

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 our hands this 20th day of March, 2017.

Ira Helderman

Jennifer Bailey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Ira Helderman and Jennifer Bailey; with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 20th day of March, 2017.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 5/9/2019