Return to:

This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 081110196.00

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
MLM Investment Holdings, LLC
225 Morton Avenue
Nashville, TN 37211

SEND TAX BILLS TO:
Same

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **PEARL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **MLM INVESTMENT HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, being the Northerly 33 1/3 feet of the Southerly 66 2/3 feet of Lot No. 385, on the Plan of McGavock, Wetmore, and others Second Addition, called Addition to Town of McGavock, as of record in Book 21, page 41, of the Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 385 fronts 33 1/3 feet on the westerly side of 17th Avenue, North, formerly James Street, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Pearl Properties, LLC, by Warranty Deed from Elmer Freeman, unmarried, dated August 30, 2016, appearing of record in Instrument No. 20160906-0093039, of the Register's Office for Davidson County, Tennessee. See Scrivener's Affidavit dated March 16, 2017, appearing of record in Instrument No. 20170316-0025952, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 21, page 41, Register's Office for Davidson County, Tennessee.

This is improved property known as 1609 B 17th Ave N, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

BILL GARRETT, Davidson County
Trans:T20170024740 DEEDWARR
Recvd: 03/23/17 13:18 2 pgs
Fees:13.00 Taxes:314.50
20170323-0028579

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 21st day of March, 2017.

Pearl Properties, LLC

BY: _____
P. Thomas Rothrauff, Member Manager

STATE OF TENNESSEE)

)

COUNTY OF DAVIDSON)

Before me, Audra D. Cross, personally appeared **P. THOMAS ROTHRAUFF**, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member Manager** of **Pearl Properties, LLC**, the within named bargainor, and that he as such **Member Manager of Pearl Properties, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Pearl Properties, LLC**, by himself as **Member Manager**.

WITNESS MY HAND AND OFFICIAL SEAL at office this 21st day of March,, 2017.

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 4/20/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$85,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 21st day of March, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY