WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/24/17 10:06 2 pgs
Fees:13.00 Taxes:37.00
20170324-0028855

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $10,000.00.

Affiant MKN Properties, LLC

Subscribed and sworn to before me this 17 day of March, 2017.

Notary Public
My Commission expires: 3-24-17
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND PROPERTY TAXES TO:	MAP & PARCEL NUMBER:
MKN Properties, LLC	SAME	19110004100
8011 Brooks Chapel Road Suite 1782		
Brentwood, TN 37024		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John Witherspoon**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **MKN Properties, LLC,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 90 and the easterly 34 feet of Lot No. 89, on the Plan of the SUBDIVISION OF LOT NOS. 39 and 40 IN THE DIVISION OF THE B.F. COCKRILL FARM, of record in Book 332, Page 41, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 and the easterly 34 feet of Lot No. 89 front together 66 feet on the MACKIE STREET and extend back along the westerly line of said alley to an alley in the rear on which they measure 150 feet.

Being the same property conveyed to John D. Witherspoon from Doris Sanders, unmarried by Warranty Deed on September 30, 1998, of record in Book 11135, Page 868, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 in the estimated amount of $169.35 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 09110004100, which are not due until 10/1/2017.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5801 Mackie Place, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 23, 2017.

John D. Witherspoon

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John D. Witherspoon** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 23, 2017

My commission expires 5-24-17

Notary Public

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN.

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY, TENN