WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170031827 DEEDWARR
Recvd: 04/17/17 12:27 2 pgs
Fees:13.00 Taxes:1387.50
20170417-0036902

G-VRES-17-1021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Advanced Equity, LLC	new owner	
(NAME)	(NAME)	**72-6-79.00**
3370 N. Hayden Rd STE 123-524		
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85251		
(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, **MMA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ADVANCED EQUITY, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain Tract or Land in Davidson County, Tennessee, being described as follows:

Tract 1:
Being parts of Lot Nos. "N" &. "0" on the corrected plan of E. J. Childer's subdivision of the J. H. Ambrose Tract, as of record in book 332, page 134, Register's Office for said county, and described according to a copy of a survey therof dated September 28th, 1946, by S. M. McMurray Engineering Company as follows:

Beginning at an iron pin in the North margin of Elvira Avenue, 102.7 feet West of the Southeast corner of Lot No. "0"; thence with the margin of Elvira Avenue, Westerly 36.8 feet to an iron pin which is 37.6 feet East of a fence line; thence Northerly 243 feet more or less, to a point; thence Easterly 37 feet, more or less, to a point; thence Southerly, passing through the seam in a shed building, 241 feet, more or less, to the point of the beginning.

Tract 2:
Being part of Lot "0" on the corrected plan of E. J. Childer's Subdivision of the J. H. Ambrose Tract, as of record in Book 332, page 134, Register's Office for said County, and described according to a copy of a survey thereof dated September 28, 1946, by S. M. McMurray Engineering Company, as follows:

Beginning at a point in the Northerly margin of Elvira Avenue, 291.17 feet West of the Westerly margin of Gallatin Pike, at a fence post; thence with said fence, North 247 feet to a point in the South line of the property known as the I. C. Loftin Home Place, said point being 6 feet East of an iron pin; thence Westerly 52 feet 5 inches to another iron pin; thence Southerly 252.2 feet to the Northerly margin of Elvira Avenue; thence with the margin of the same, Easterly 45.9 feet to the beginning.

Being the same property conveyed to MMA, LLC, a Tennessee Limited Liability Company by Warranty Deed from William Michael Howell, a married man, recorded July 20, 2016 in Instrument No. 20160720-0074557; further conveyed to William Michael Howell, a married man, by Warranty Deed from Joyce Ann Gupton, Jerry Wayne Gupton and Roxann Maddox, joint tenants, recorded May 5, 2016 in Instrument No. 20160505-0044697, Corrected by Warranty Deed of Correction in Instrument No. 20160712-0071041; and further conveyed to Joyce Ann Gupton, Jerry Wayne Gupton and Roxann Maddox, as tenants in common, by Quitclaim Deed from Joyce Ann Gupton and Jerry Wayne Gupton, recorded April 20, 2005 in Instrument No. 20050420-0044069, 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 332, Page 134, Register's Office for Davidson County, Tennessee.
- County Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1021 Elvira Avenue, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 7th DAY OF APRIL, 2017.

MMA, LLC

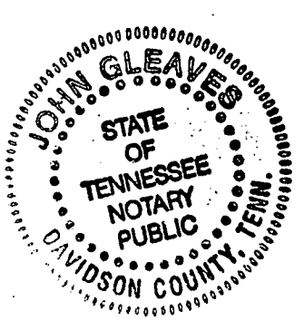
BY: _____
Gary McCarter
Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY MCCARTER, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MANAGER of MMA, LLC the within named bargainor, a limited liability company, and that he/she as such MANAGER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th of April, 2017.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212