WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170035995 DEEDWARR
Recvd: 04/28/17 11:44 2 pgs
Fees: 13.00 Taxes: 925.00
20170428-0041913

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Momo Real Estate Investment,	NEW OWNER American Eagle	Parcel ID:
5410 California Ave.	1637 Nevins Pl	091-020-306.00
Nashville, TN 37209	Nolensville TN 37135	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Misael Larreinaga, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Momo Real Estate Investment, Inc., a Tennessee Corporation* and American Eagle Construction, LLC **
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: *as to an 80% interest **as to a 20% interest

BEING the westerly 3 feet of Lot No. 1309, all of Lot No. 1311, and the easterly 19 feet of Lot No. 1313, of Block No. 49, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said parts of Lots No. 1309 and 1313* and all of Lot No. 1311 front 47 feet on the northerly side of California Avenue and runs back between parallel lines 150 feet to an alley. (*erroneously shown as 131 on prior deeds)

Being the same property conveyed to Misael Larreinaga, unmarried, by deed from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument 20100420-0029741, Register's Office for said County, dated April 16, 2010.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 57, Page 172, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 5410 California Ave., 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, 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.

Rec & Return

SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

813

Witness my hand this 25th day of April, 2017.

Misael Larreinaga

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Misael Larreinaga, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2017.

My Commission Expires: 3/10/19

Notary Public

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.