WARRANTY DEED

File #17180

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF APRIL, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/2019 (AFFIX SEAL)

CONNIE TAYLOR NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M E Properties, LLC	New Owner	13500013400-
(NAME)	(NAME)	
1209 Barkhill Place		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/01/17 09:42 3 pgs
Fees:18.00 Taxes:1665.00
20170501-0042267

FOR AND 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, I, **Mitchell Whitson,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M E Properties, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the center of Murfreesboro Road at the Southeast corner of the property of R. P. Horton, thence with the center of said road, South 46 degrees East 200 feet to a point opposite the corner of the property conveyed to Hettie Elizabeth Smith, by deed of record in Book 1012, Page 159, Register's Office for the said County; thence North 18 degrees East to a point in the Northeasterly margin of said Murfreesboro Road, Smith's Southwest corner, thence along Smith's Westerly line, North 18 degrees East 144.5 feet to a post and North 5 1/2, degrees East 123 feet to Smiths' Northwest corner; thence with the Smith's Northerly line, South 84 1/2, degrees East 54 feet to the Southwest corner of the property conveyed to William Paul Jones and wife by deed of record in Book 1759, page 57, said Register's Office; thence with Jones' Westerly line North 0 degree 32' East 458.7 feet to a point in the Southerly line of the property conveyed to J. S. Walker and wife, by deed of record in Book 699, Page 723, said Register's Office; thence along Walker's southerly line and along a fence North 65 degrees 31' West 288.5 feet, more or less, to an iron pin in R. P. Horton's East boundary line; thence with Horton's Easterly line and along a fence, South 1 1/2 degrees West 734 feet to the point of beginning.

Being the same property conveyed to Mitchell Whitson, unmarried by Quitclaim Deed from Mitchell Whitson, dated February 22nd, 2013 and recorded February 26th, 2013 in Instrument No. 20130226-0018900 said Register's Office, Davidson County, TN.

Further being part of the same property conveyed to Mitchell Whitson by Warranty Deed from Ronnie L. Jones, Trustee, of record in Instrument 20050617-0069693 as re-recorded in Instrument No. 20050928-0116382, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2017 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as Old Murfreesboro Pike, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 21st day of April, 2017.

Mitchell Whitson

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, Mitchell Whitson, the bargainor(s), 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 this 21st day of April, 2017.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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 Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's signature

My Commission Expires: 11/06/2017

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017