THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 170411423

BILL GARRETT, Davidson County
Trans:T20170039007 DEEDWARR
Recvd: 05/08/17 14:28 2 pgs
Fees:13.00 Taxes:1483.70
20170508-0045555

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $401,000.00.

Affiant

Subscribed and sworn to before me, this28th day of April, 2017.

Notary Public
My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Emily Harrington and Mary Harrington 1713 Litton Avenue Nashville TN 37216-4001	New Owner	Tax Parcel ID No. 072-12 205.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MJP Properties, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Emily Harrington and Mary Harrington,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the Easterly 5 feet of Lot No. 117 and all of Lot No. 118 on the Plan of Riverside Drive Subdivision of record in Plat Book 974, Page 60 & 61, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 118 and part of Lot No. 117 adjoin and front together 55 feet on the Northerly side of Litton Avenue and run back between parallel lines 150 feet to a deed line according to a survey by Z.J. Wilkinson, surveyor, dated February 19, 1942.

This is improved property known as: 1713 Litton Avenue, Nashville, Tennessee 37216.

Being part of the same property conveyed by Warranty Deed from Charles E. Borowski and Cheryl L. Borowski, husband and wife to MJP Properties, LLC, a Tennessee limited liability company as recorded on the 14th day of July, 2015 in Instrument No. 20150714-0068421 and part of Special Warranty Deed from Waterfall Victoria Reo 2010-02, LLC by Integrated Asset Services as Attorney in Fact to Charles E. Borowski and Cheryl L. Borowski, husband and wife, as tenants by the entireties as recorded on the 9th day of May, 2011 in Instrument No. 20110509-0035456, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RIVERSIDE DRIVE SUBDIVISION, as recorded in Plat Book 974, Page(s) 60 and 61.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of Homeowners Association recorded at Instrument No. 20151231-0131530.

This is improved property located at 1713 Litton Avenue Nashville TN 37216-4001

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of April, 2017.

MJP Properties, LLC.

By: _____
Joshua Ray, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Joshua Ray with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of MJP Properties, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 28th day of April 2017.

_____
Notary Public

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
JULY 3, 2017