WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-VRES-17-1002-H

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)
MT Rental Properties, LLC	**New Owner**	
(NAME) **221 Lake Forest Drive**	BILL GARRETT, Davidson County Trans:T20170039538 DEEDWARR Recvd: 05/09/17 14:43 2 pgs Fees:13.00 Taxes:333.00 20170509-0046108	081-07-0-120.00
(ADDRESS) **Lavergne, TN 37086-4227**		
(CITY) (STATE) (ZIP)	(CITY)	

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, **PEARL PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MT RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** 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:

Land in Davidson County, Tennessee, being part of Lots No. 37 and 38 in the Subdivision of Lot No. 7 of Owen's Buena Vista Plan of Lots of record in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of North Clay Street 40 feet westerly from the margin of Crooked Street; thence with the westerly margin of North Clay Street westerly 40 feet; thence parallel with Crooked Street northerly 104 feet to the line between Lot Nos. 38 and 39 on said plan; thence with said line easterly 40 feet to a point that is 40 feet westerly from the westerly margin of Crooked Street; thence parallel with Crooked Street 104 feet to the beginning.

Being the same property conveyed to Pearl Properties, LLC by Warranty deed from Doug Brooks and Craig Roberts of record in Instrument No. 20160915-0096938 Register's Office for Davidson County, Tennessee, dated September 14, 2016 and recorded on September 15, 2016.
Being the same property conveyed to Craig Roberts and Doug Brooks by Warranty deed from Fay Waters of record in Instrument No. 20160527-0053561 Register's Office for Davidson County, Tennessee, dated May 18, 2016 and recorded on May 27, 2016.
Being the same property conveyed to Edward Rafe Cunningham, a single person by Installment deed from Top Motors, Inc. of record in Instrument No. 20021121-0144994 Register's Office for Davidson County, Tennessee, dated November 15, 2002 and recorded on November 21, 2002. The said Edward Rafe Cunningham having since died. Affidavit of Heirship of record in Instrument No. 20160527-0053560, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1002 Clay Street , Nashville, Tennessee 37208**.

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 4th DAY OF MAY, 2017.

Pearl Properties, LLC

BY: _____
Tom P. Rothrauff
Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared TOM P. ROTHRAUFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the MANAGING MEMBER of PEARL PROPERTIES, LLC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as MANAGING MEMBER.

Witness my hand and official seal, this the 4th of May, 2017.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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