BILL GARRETT, Davidson County
Trans:T20170053094 DEEDWARR
Recvd: 06/21/17 10:32 2 pgs
Fees:13.00 Taxes:1184.00
20170621-0062413

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 20TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

SUE ROBINSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M Squared L.L.C., a Tennessee Limited Liability Company	M Squared, L.L.C.	
4414 Brush Hill Road (ADDRESS)	4414 Brush Hill Road (ADDRESS)	061-10-0-153.00 (lot 35)
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	061-10-0-152.00(Lot 36)

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Robert Searcy, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto M Squared L.L.C., a Tennessee Limited Liability Company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT ONE:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 35 ON THE MAP OF MAPLEWOOD MANOR SUBDIVISION OF RECORD IN BOOK 547, PAGE 102, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 35 FRONTS 105 FEET ON THE NORTHERLY SIDE OF VIRGINIA AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF ANDERSON AVENUE, 235 FEET TO A DEAD LINE.
TRACT TWO:
LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE MAP OF MAPLEWOOD MANOR SUBDIVISION OF RECORD IN BOOK 547, PAGE 102, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
SAID LOT NO. 36 FRONTS 105 FEET ON THE NORTHERLY SIDE OF VIRGINIA AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 235 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT SEARCY BY QUITCLAIM DEED FROM CONNIE LS BLACKWELL, EXECUTRIX FOR THE ESTATE OF GENEVA SEARCY, OF RECORD IN INSTRUMENT NO. 20160609-0058241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 901 and 903 Virginia Avenue, Nashville, TN 37216
(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.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 20th day of June, 2017.

Robert Searcy

Robert Searcy

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert Searcy, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of June, 2017.

Notary Public

My Commission Expires: 7/2/2018

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072