File Box 8

BILL GARRETT, Davidson County
Trans:T20170053663 DEEDWARR
Recvd: 06/22/17 14:32 2 pgs
Fees:13.00 Taxes:2362.91
20170622-0063049

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: (DM) Title No.: 59061
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Milk Money Homes. LLC 5833 Beauregard Drive Nashville, TN 37215	SAME

TAX MAP PARCEL NUMBERS: 11704022000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$638,625.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **McMeans Interests, LLC, a limited liability company organized under the laws of the State of Texas**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Milk Money Homes. LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of A.B. Montgomery Lands, as of record in Plan Book 1, page 22, Chancery Court at Nashville, described as follows:

Beginning at a point in the northerly margin of "Ellenway" or Cedar Lane, the southeast corner of the lot conveyed to R.B. Neathery by deed from Walter Stokes and wife, of record in Book 1031, page 73, Register's Office for said County, said point being 189 feet east of the northeast corner of Cedar Lane and Battery Place northerly 165 feet to the south line of a 5-foot strip reserved for a pipeway; thence along said pipeway easterly 80 feet to the northwest corner of the lot conveyed to Richardson by deed from Walter Stokes and wife, of record in Book 1020, page 190, said Register's Office; thence along Richardson's westerly line southerly 1650 feet to the northerly margin of Cedar Lane; thence with the margin of the same westerly 80 feet to the point of beginning.

Being the same property conveyed to Mark McMeans and wife, Sarah McMeans by Warranty Deed from James Lloyd Talley and wife, Janice Little Talley, dated July 22, 2013 and recorded on July 24, 2013 of record in Instrument No. 20130724-0076753, Register's Office for Davidson County, Tennessee. By Quitclaim Dee dated December 30, 2013 and recorded on January 3, 2014 of record in Instrument No. 20140103-0000609. said Register's Office subject property was conveyed to McMeans Interests, LLC, a limited liability company organized under the laws of the state of Texas.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2017, and subsequent years.

This is improved property, known as 1814 Cedar Lane, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 19th day of June, 2017.

McMeans Interests, LLC
By: Mark McMeans
Mark McMeans, Member

State of Texas

County of HARRIS

Before me, the undersigned, personally appeared, **Mark McMeans,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Member** (or other officer authorized to execute this instrument) of **McMeans Interests, LLC, a limited liability company organized under the laws of the State of Texas**, the within named bargainor, a limited liability company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the limited liability company as such officer.

Witness my hand and official seal, at office in Harris County Texas this the 19 day of June, 2017.

Mona Tanner
Notary

My Commission Expires: 9-28-2020

MONA TANNER
ID #12118638
My Commission Expires
September 28, 2020

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $638,625.00.

Affiant

Sworn and subscribed before me this 21 day of June, 2017.

Notary

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2019