WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$98,744.26.**

LeeAnn Maloney
Affiant

Subscribed and sworn to before me this 14th day of July, 2017.

Notary Public
My Commission expires: 11-10-17
(Affix Seal)

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
MP Enterprises, LLC	New Owner	02609007200
73 White Bridge Rd 103-174		
Nashville, TN 37205	,	

Davidson County DEEDWARR
Recvd: 08/02/17 09:24 2 pgs
Fees:13.00 Taxes:365.35
20170802-0078392

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **De Estin Taft Spence**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **MP Enterprises, LLC a Kentucky limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 47 on the Map of Goodlettsville Heights, Section 2, as of record in Book 1424, pages 120 and 121, Register's Office for said County.

Said Lot No. 47 fronts 70 feet on the Easterly side of Moss Trail Road and runs back 221 feet on the northerly line and 231 feet on the southerly, to the westerly right-of-way of the L & N Railroad, measuring 124 feet thereon.

Being the same property conveyed to De Estin T. Spence, married by Warranty Deed from Mary K. W. Jennings, a single person dated 11/18/05 of record in Instrument Number 20051128-0143130, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 1424, page 120-121, Register's Office Davidson County, Tennessee.
- Easement as set forth in instrument recorded in Book 201401140003779, page n/a/, Register's Office for Davidson County, Tennessee.
- Deed of Trust executed by De Estin T. Spence and wife, Julie Spence dated November 18, 2005 in favor of First Franklin for the principal sum of $74,000.00 of record in Instrument Number 20051128-0143131, Register's Office for Davidson County, Tennessee.
- Deed of Trust executed by De Estin T. Spence and wife, Julie Spence dated November 18, 2005 in favor of First Franklin for the principal sum of $18,500.00 of record in Instrument Number 20051128-0143132, Register's Office for Davidson County, Tennessee.

This is improved property known as: **437 Moss Trail, Goodlettsville, TN 37076**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this July 14, 2017.

De Estin Taft Spence

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **De Estin Taft Spence** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 14, 2017

Notary Public

My commission expires 11-6-17

DAVIDSON COUNTY JENNIFER R. ASHE STATE OF TENNESSEE NOTARY PUBLIC

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

My commission expires: 5-3-2021