Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-2035

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $573,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of November, 2017

Notary Public
Commission Expires: 6/19/18

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Milk Money Homes Two, LLC 1007 Clayton Avenue Nashville, TN 37204	Milk Money Homes Two, LLC 5814 Beauregard Dr. Nashville, TN 37215	118-05-0-041.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Lucie Becus, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Milk Money Homes Two, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly 40 feet of Lot No. 15 and the Easterly 20 feet of Lot No. 16 on the Plan of Subdivision of the South Part of Dr. L. G. Noel's property of record in Plat Book 547, Page 105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lot Nos. 15 and 16 front together 60 feet on the Southerly side of Clayton Avenue, and run back between parallel lines 140 feet to a dead line.

Being the same property conveyed to 20100401-0024560 by Warranty deed from Brain Nelson and Leslie Nelson, husband and wife of record in Instrument No. 20100401-0024560 Register's Office for Davidson County, Tennessee, dated March 24, 2010 and recorded on April 01, 2010. (Value of consideration shown in aforementioned deed $327,000.00.) Being also known as 1007 Clayton Avenue Nashville, Tennessee 37204.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1007 Clayton Avenue, Nashville, TN 37204.

Bill Garrett Davidson County
Batch# 27406 DEEDWARR
11/17/2017 12:39:21 PM 2 pgs
Fees: $13.00 Taxes: $2,120.10

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of November, 2017.

Lucie Becus

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lucie Becus** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of November, 2017.

Notary Public
My Commission Expires: 4/3-20

(Notary Seal)