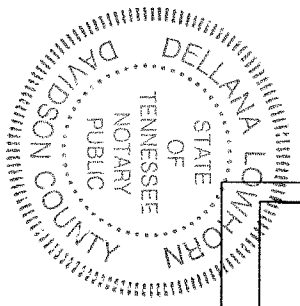


Bill Garrett Davidson County
Batch# 33968 DEEDWARR
12/06/2017 09:14:30 AM 3 pgs
Fees: $18.00 Taxes: $592.00
20171206-0124285

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF November, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MP Home Solutions Pro Inc	Same	08115016900
(NAME)	(NAME)	
1407 D.B. Todd Jr. Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Betty C Robinson, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MP Home Solutions Pro Inc and Home Front, LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
Land in Davidson County, Tennessee, being part of lots 25, 26 and 27 in J.M., T.J. and G.W. Hardings Plan of Lots in North Nashville, of record in Book 21, page 80, Register's Office, Davidson County, Tennessee and more particularly described as follows:

Beginning at the northwest corner of 18th Avenue, North, formerly Salem Street and an alley, being the southeast corner of said Lot 27; thence with the westerly margin of said Avenue northerly 50 feet; thence westerly with the northerly margin of said alley 159 feet, more or less, to the easterly margin of a 10 foot alley; thence with the easterly margin of said alley southerly 49 feet, more or less, to the northerly margin of the first mentioned alley; thence with said margin 169 feet to the beginning. This is improved property known as 1407 18th Avenue North.

TRACT 11:
Land in Davidson County, Tennessee, being parts of Lots 25, 26 and 27 in J.M. and T.J. Harding Plan of Lots in North, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, described according to a survey made on January 15, 1934, by Erle Drake, County Surveyor, as follows:

Said parts of Lots 25, 26 and 27 fronts 50 feet on the westerly side of 18th Avenue, North and runs back between lines 148 feet, more or less, on the north line and 150 feet more or less, along the south line, the same being the north margin of a 16 foot alley, to an alley in the rear, on which it measures 49 feet. This property is improved known as 1409 18th Avenue North.

Being the same property conveyed to Betty C. Robinson by Deed dated December 19, 1985 from John H. Otey, Jr. and filed of record in Book 6741, page 742 in the Register's Office of Davidson County, Tennessee.

See Power of Attorney of record as Instrument No20171106-0113490, Register's Office for Davidson County Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 1407 D.B. Todd Jr. Blvd. Nashville TN 37208

(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 Witness our hands 11/10/17.

BETTY Robinson by DR ATTORNEY FACT

Betty C Robinson by Vernon Robinson
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Vernon Robinson (with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged her/himself to be the Power of Attorney for Betty Robinson, the within named bargainor, and she/he as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Betty Robinson by himself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 10 day of November, 2017.

My Commission Expires:
2-8-2021

NOTARY PUBLIC

DELLANA LOWTHORN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(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 Witness our hands 11/10/17.

Betty C Robinson

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Betty C Robinson with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 11/10/17.

Notary Public

My Commission Expires: 3-8-2021

DELLANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document marked 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, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19