Bill Garrett Davidson County
Batch# 45811 DEEDWARR
01/09/2018 09:15:30 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20180109-0002679

WARRANTY DEED

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

MST 2018-0004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Jackie Tarpley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF Jan., 2018

Notary Public

MY COMMISSION EXPIRES: 4-11-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MWC, LLC	NEW OWNER	PORTION 071-07-0-020.00
(NAME)	(NAME)	
106 Mission Court #105	106 Mission Court #105	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Gary Stuart Ray,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MWC, LLC, a Tennessee limited liability company,** 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 Lot No. 1 on the Plan of Final Plat, Re-Subdivision of Lots 1 and 2, T.J. Cages Subdivision of the Tarpley Place of record in Plat at Instrument No. 20170413-0036125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Mildred Barnhill Gary by Warranty deed from Corinne Gary Warren, a widow of record in Book 4188, page 184, Register's Office for Davidson County, Tennessee, dated November 9, 1967 and recorded on November 9, 1967. (Value or consideration shown in aforementioned deed $6,000.00.) The said Mildred Barnhill Gary died testate on September 10, 2001, devising the subject property to Gary Stuart Ray, as referenced in her Last Will and Testament of record in Docket No. 01P-1759, In the Probate Division of the Circuit Court for Davidson County, Tennessee.

Being a portion of the same property conveyed to Gary Stuart Ray by Executor's Quitclaim deed from Gary Stuart Ray, Executor of the Estate of Mildred B. Gary, deceased of record in Instrument No. 20050819-0098852 Register's Office for Davidson County, Tennessee, dated April 7, 2005 and recorded on August 19, 2005. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 103 Old Trinity Lane Nashville, Tennessee 37207.

(Note:The subject property is only a portion of these deeds because a portion of Lot No. 1 was taken and added to lot 2 when the 2017 plat was completed and recorded. Please use "Being a portion of" these two deeds in the derivation.)

Said property is not now nor has it ever been Grantors primary residence.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2018, a lien not yet due and payable. Subject to all matters shown on the Plan of record as Instrument Number 20170413-0036125, Register's Office of Davidson County, Tennessee.

This property, known as 103 Old Trinity Lane, Nashville, TN 37207
(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 my/our hand(s) this 8 DAY OF Jan., 2018.

Gary Stuart Ray

Gary Stuart Ray

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Stuart Ray, with whom I am personally acquainted (or provided 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, this the 8 day of January, 2018.

Notary Public

My Commission Expires: 4-11-2020

(SEAL

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020

True Copy Certification

I, Yvette Meldrum, 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 Tennessee
County of Williamson
Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature
My Commission Expires 4-11-2020

ANGELA R. WINDHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 04-11-2020