PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

Bill Garrett Davidson County
Batch# 59177 DEEDWARR
02/14/2018 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,211.75
20180214-0014728

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Dorothy A. Landry, unmarried has this day bargained and sold and does hereby transfer and convey unto Monarch Development, LLC, a Tennessee limited liability company, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Being Lots Nos. 161 and 162 on the plan of Payne, Blakemore and Cummings Addition, of record in Book 57, page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dorothy A. Landry, unmarried by Warranty Deed from Cornerstone Investments, Inc., dated 06/26/09, of record in Instrument No. 20090622-0057858, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit correcting Deed dated to 06/19/09.

This is improved property known as 700 S. 13th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Monarch Development, LLC, a Tennessee limited liability company, their heirs and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 12th day of February, 2018.

Dorothy A. Landry

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the state and county mentioned, personally appeared Dorothy A. Landry, unmarried with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the within named bargainor(s), executed the foregoing instrument for the purposes therein contained.

Witness my hand this 12th day of February, 2018.

KELSEY PITMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Kelsey Pitman
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/22/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $327,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Dorothy A. Landry
Affiant

Subscribed and sworn to before me this 12th day of February, 2018.

My Commission Expires: 03/10/2019

Melissa D. Harris
NOTARY PUBLIC

MELISSA D. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

Map & Parcel No.: 094-01-0-203.00

Name and address of new owner:
Send tax bills to:
Monarch Development, LLC, a Tennessee limited liability company
540 Sydney Place
Murfreesboro, TN 37130

True Copy Certification

I, Paul F. Soper, 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 DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/2

Notary' Seal (if on paper)

