Bill Garrett Davidson County
Batch# 69742 DEEDWARR
03/15/2018 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $434.75
20180315-0024710

WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Lee Ann Maloney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 11-8-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
MTP Properties, LLC	NEW OWNER	163 12 0A 007.00
(NAME)	(NAME)	
P.O. Box 126		
(ADDRESS)	(ADDRESS)	
La Vergne, TN 37086		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Seventeen Thousand Five Hundred And No/100 Dollars ($117,500.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Larry L. Dandy and Lanette C. Dandy, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MTP Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit No. 7 of Lot 20 on the Plan of First Revision Baby Ruth Townhomes, a Horizontal Property Regime (Private Element Plat) Lots 18, 19, & 20 Baby Ruth Lane Estates, Section 2, of record in Instrument Number 20000830-0085634 and revised in Instrument Number 20020425-0051149, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description. Said Unit No. 7 was previously shown as Unit 5 (Parcel 5) of record in Instrument Number 20000830-0085634, Register's Office for said County.

Being the same property conveyed to Larry L. Dandy, and Lanette C. Dandy, husband and wife by Warranty Deed from Shirley Martin (formerly known as Shirley M .Thurmond), dated February 27, 2007 and recorded March 05, 2007, in Instrument No. 200703050026802, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 3013 Baby Ruth Lane, Antioch, TN 37013

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever; and we do covenant with the said Grantee 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 Grantee, its successors 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 this 12th day of March, 2018.

Larry L Dandy by Laurie Hart as Atty in Fact
Larry L. Dandy by Laurie Hart, as Attorney In Fact

Lanette C Dandy by Laurie Hart as Atty in Fact
Lanette C. Dandy by Laurie Hart, as Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Larry L. Dandy and Lanette C. Dandy, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Larry L. Dandy and Lanette C. Dandy, for the purposes therein contained.

Witness my hand and official seal, this the 12th of March, 2018.

Notary Public

My Commission Expires:

(SEAL)



File Number: FRN-181446SSO

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