30533-8

Box 14

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0124-18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00

Scott C. Brittain
Affiant

Bill Garrett Davidson County
Batch# 74612 **DEEDWARR**
03/29/2018 09:34:33 AM 2 pgs
Fees: $13.00 Taxes: $6,105.00

20180329-0029335

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of March, 2018.

ANDREW LEWIS WOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 11/8/21

Address of New Owner	Send Tax Bills To:	
Scott C. Brittain Elizabeth S. Brittain 2308 Belmont Boulevard Nashville, TN 37212	New Owner(s)	Map/parcel: 104-16-0-376.00

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

MD Properties LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott C Brittain and Elizabeth S Brittain, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 120 on the plan of Belmont Land Co.'s Plan, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 120 fronts 50 feet on the northeasterly margin of Belmont Boulevard and extends back 170 feet on the northwesterly line and 180 feet on the southeasterly line to an alley in the rear, measuring 79 feet thereon.

BEING the same property conveyed to M D Properties, LLC, a Tennessee limited liability company, by Warranty Deed from James P. Kennedy and Patricia Prince Kennedy, husband and wife, dated 9/15/16 and recorded 9/19/16 in Instrument Number 20160919-0098099; and the

Warranty Deed from Terri D. Callins and Kimberly A. Marks, joint tenants with the right of survivorship, both single women, dated 5/17/85 and recorded 5/21/85 in Book 6562, Page 114, Register's Office for Davidson County, Tennessee.

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 2308 Belmont Boulevard Nashville, TN, 37212

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(S), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 28 day of March, 2018

M D Properties LLC, a Tennessee Limited Liability Company

By: _____
Mridul Bajpai, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Mridul Bajpai,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the **Member,** the within named bargainor, M D Properties LLC a Tennessee Limited Liability Company, and that he as such **Member,** being authorized so to do , executed the foregoing instrument for the purposed therein contained by signing the name of the limited liability company, by the said **Mridul Bajpai**, as such **Member.**

Witness my hand and official seal this 28 day of March, 2018

_____
Notary Public

My Commission Expires: 1.18.22

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY