Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0175-18

Bill Garrett Davidson County
Batch# 81608 DEEDWARR
04/17/2018 10:02:24 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20180417-0035995

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00

Affiant

ANNEMARIE CAIN STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of April, 2018

Notary Public
My Commission Expires: 1-18-22

Address of New Owner	Send Tax Bills To:	
Robyn L. Morshead 811 Horner Avenue Nashville, TN 37204	New Owner	Map/parcel: 118-02-0-156.00 Account:

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

M D 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

Robyn L. Morshead, Unmarried

HEREINAFTER CALLED THE GRANTEE(S), HER 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. 48 on the Plan of Kirkwood Heights, Section No. 4, as shown by plat appearing of record in Plat Book 1130, Page 18, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

SAID Lot No. 48 fronts 60 feet on the southerly margin of Horner Street, now known as Horner Avenue, and extends back between parallel lines 157 feet to a dead line, measuring 60 feet thereon.

BEING the same property conveyed to MD Properties, LLC, a Tennessee limited liability company, by Warranty Deed from Roddrick Solomon, an unmarried man, dated 5/11/15 and recorded 5/13/15 in Instrument Number 20150513-0044014, 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: 811 Horner Avenue Nashville, TN, 37204

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), her 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 13th day of April, 2018

M D Properties LLC, a Tennessee Limited Liability Company

BY: _____
Mridul Bajpai, Member

STATE OF TENNESSEE)

:ss

COUNTY OF DAVIDSON)

Before me, the undersigned authority, 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 a Member of M D Properties, LLC and that he as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member

WITNESS MY HAND AND OFFICIAL SEAL, this the 13th day of April, 2018

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 1-18-22