Bill Garrett Davidson County
Batch# 87586 DEEDWARR
05/02/2018 03:17:44 PM 2 pgs
Fees: $13.00 Taxes: $1,202.13
20180502-0041930

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0729

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-BR-18-1722

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2018

Notary Public
Commission Expires: 4/10/18

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON SUSAN L HEINRICH

Address of New Owner	Send Tax Bills To:	Map & Parcel
Moira Moynihan 1722 Hanover Road Nashville, TN 37216	new owner 2115A Burns St Nashville, TN 37216	072-12-0-028.00

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,

MTMT, LLC, a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Moira Moynihan, an unmarried woman

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. 79 and a part of Lot No. 78 on the Map Showing Subdivision of The Waters Place on Maxey Lane of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said Lot No. 79 and part of Lot No. 78 front together 57 feet on the Southerly margin of Hanover Avenue and run back between parallel lines 150 feet to a deadline in the rear, whereupon it measures 57 feet.

Being the same property conveyed to Jeremy P. Holland, a single man by Warranty deed from Judith-Ann Ward and husband, John Michael Ward of record in Instrument No. 20090803-0072664 Register's Office for Davidson County, Tennessee, dated July 30, 2009 and recorded on August 03, 2009. (Value of consideration shown in aforementioned deed $130,000.00.)

Being the same property conveyed to BSFF, Inc., a California corporation and Oley, Inc., a Tennessee for-profit corporation, as tenants in common by Warranty deed from Jeremy P. Holland, a single man of record in Instrument No. 20171027-0110321 Register's Office for Davidson County, Tennessee, dated October 25, 2017 and recorded on October 27, 2017.

Being the same property conveyed to Music City Holdings, LLC by Warranty deed from BSFF, Inc., a California corporation and Oley, Inc., a Tennessee for-profit corporation, as tenants in common of record in Instrument No. 20171120-0118719 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 20, 2017.

Being the same property conveyed to MTMT, LLC, a Tennessee limited liability company by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20171120-0118720 Register's Office for Davidson County, Tennessee, dated November 16, 2017 and recorded on November 20, 2017.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 1722 Hanover Road, Nashville, TN 37216.

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 so 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 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 30th day of April, 2018.

MTMT, LLC, a Tennessee limited liability company

Marcella Tudeen

By: Marcella Tudeen
Its: Authorized Signor

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Marcella Tudeen, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged herself to be the Authorized Signor of MTMT, LLC and that she as such Authorized Signor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30th day of April, 2018.

Notary Public

My Commission Expires: 9/10/18

(Notary Seal)

STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH
COUNTY OF DAVIDSON