WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Bill Garrett Davidson County
Batch# 89079 **DEEDWARR**
05/07/2018 09:24:28 AM 2 pgs
Fees: $13.00 Taxes: $111.00

20180507-0043237

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MH Development LLC, a Tennessee Limited Liability Company	**New Owner**	
(NAME)	(NAME)	
1071 2nd Avenue South		**093-16-0-338.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PAULINE CANTRELL**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MH DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the 80 feet of Lot No. 5 on the Map of Bransford Realty Company's Re-Subdivision of Part of Weakley & Warren's Subdivision of Block "D", Hermitage Addition of record in Plat Book 421, Page 58, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 33 feet on the north side of the 1st alley south of Fain Street, and extends back between parallel lines, 80 feet to a dead line.

Being a part of the same property conveyed to Moses H. Wade and wife, Arretta Wade by Installment deed from Ed T. Jakes and wife, Effie Hays Jakes of record in Book 815, page 383, Register's Office for Davidson County, Tennessee, dated February 10, 1928 and recorded on February 10, 1928.

The said Moses H. Wade predeceased his wife, Arretta Wade. Arretta Wade having since died on February 2, 1967.

Property was conveyed to heir at law, Lenora Vaughn. Lenora Vaughn having since died on June 20, 1990, devising said property to Dolly Gregory, pursuant to her Last Will in Testament of Record in Case Number 95827 in the Probate Court for Davidson County, TN.

Dolly Gregory having since died on February 7, 2013, property conveyed to her husband, Allen R. Gregory.

Allen R. Gregory having since died on June 24, 2013, leaving property to his heir Pauline Cantrell. See Affidavit of Heirship of record in Instrument No. 20160715-0073100, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 58, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **118 JC Napier St., Nashville, Tennessee 37210**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs 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 my/our hand(s) this the 2nd DAY OF MAY, 2018.

Pauline Cantrell

Pauline Cantrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAULINE CANTRELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of May, 2018.

Notary Public
My Commission Expires: 3-8-2021
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212