Bill Garrett Davidson County
Batch# 99376 DEEDWARR
06/01/2018 03:53:06 PM 2 pgs
Fees: $13.00 Taxes: $1,443.00
20180601-0052633

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0869

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Affiant

STEVEN T. MORRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

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

Notary Public
Commission Expires: 5-3-21

Address of New Owner	Send Tax Bills To:	Map & Parcel
Stephen Erik Sharpe 1609 B 17th Avenue North Nashville, TN 37208	Fairway Mortgage 919 McClardy Rd. Clarksville, TN 37042	081-11-0-196.00

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,

MLM Investment Holdings, LLC

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

Stephen Erik Sharpe and Jessica Marie Price, husband and wife

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 the Northerly 33 1/3 feet of the Southerly 66 2/3 feet of Lot No. 385 on the Plan of McGavock, Wetmore and other's Second Addition, called Addition to Town of McGavock, of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 385 fronts 33 1/3 feet on the Westerly side of 17th Avenue North, formerly James Street, and back between parallel lines 170 feet to an alley.

Being the same property conveyed to Elmer Freeman, unmarried by Warranty Deed from Robyn L. Ryan, Mark A. Baugh, David L. Vincent, Joy Sims and Joseph F. Welborn, III, as Trustees pursuant to the Order and Final Judgment approving settlement of will contest and paternity action made on September 22, 2000 by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, in the Matter of the Estate of Christine C. Johnson, deceased, etc., Case Nos. 99P-403 and 99P-602, of record in Instrument No. 20010104-0001341, Register's Office for Davidson County, Tennessee, dated December 12, 2000 and recorded on January 04, 2001.

Being the same property conveyed to Pearl Properties, LLC by Warranty Deed from Elmer Freeman, unmarried, of record in Instrument No. 20160906-0093039, as corrected by Scrivener's Affidavit recorded in Instrument No. 20170316-0025952, Register's Office for Davidson County, Tennessee, dated August 30, 2016 and recorded on September 06, 2016.

Being the same property conveyed to MLM Investment Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Pearl Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20170323-0028579, Register's Office for Davidson County, Tennessee, dated March 21, 2017 and recorded on March 23, 2017

Being also known as 1609B 17th Avenue North, Nashville, Tennessee 37208.

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: 1609B 17th Avenue North, Nashville, TN 37208.

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 24th day of May, 2018.

MLM Investment Holdings, LLC

Dianne S. Mayo, Authorized Member

By: Dianne S. Mayo
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Dianne S. Mayo, 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 Manager of MLM Investment Holdings, LLC and that she as such Authorized Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 24th day of May, 2018.

CAROL T BAKER STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

Notary Public

My Commission Expires: 3/31/21

(Notary Seal)