Bill Garrett Davidson County
Batch# 102638 DEEDWARR
06/11/2018 09:23:40 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20180611-0055542

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020

(AFFIX SEAL)

APRIL GRISHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES JANUARY 29, 2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Betty Elizabeth White, a single woman	NEW OWNER (NAME)	
2991 Greer Road (ADDRESS)	(ADDRESS)	011 00 0 022.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we MBS Investments, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Betty Elizabeth White, a single woman, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

TRACT# 1

BEING A CERTAIN PARCEL OF LAND SITUATED ON THE SOUTHWEST SIDE OF GREER ROAD IN DAVIDSON COUNTY, TENNESSEE, AND FURTHER DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON ROD IN THE SOUTHWEST MARGIN OF GREER ROAD, SAME BEING THE NORTHERNMOST CORNER OF THIS TRACT AND THE SOUTHEAST CORNER OF LINDA LOU THOMPSON PUTMAN (IN 20090605-0052121 AND IN 20000718-0070657, RODCT); THENCE WITH SAID MARGIN ALONG A CURVE PROCEEDING COUNTER-CLOCKWISE, HAVING A DEFLECTION ANGLE OF 06 DEGREES 04 MINUTES 17 SECONDS, A RADIUS OF 1115.30 FEET, A TANGENT LENGTH OF 59.15 FEET, AND A CHORD OF SOUTH 44 DEGREES 32 MINUTES 18 SECONDS EAST 118.13; THENCE ALONG SAID CURVE AN ARC LENGTH OF 118.18; THENCE SOUTH 47 DEGREES 34 MINUTES 27 SECONDS EAST 46.15 FEET TO AN IRON ROD IN SAID MARGIN; THENCE LEAVING ROAD WITH LINE OF TRACT #2 OF THE THRASHER PROPERTY (5.01 ACRES AS PER SURVEY OF SAME DATE) SOUTH 45 DEGREES 34 MINUTES 46 SECONDS WEST 1190.53 FEET TO AN IRON ROD; THENCE SOUTH 08 DEGREES 15 MINUTES 04 SECONDS EAST 593.48 FEET TO AN IRON ROD; THENCE WITH LINE OF KEITH GROVES (IN 20170301-0020142, RODCT) SOUTH 77 DEGREES 59 MINUTES 28 SECONDS WEST 121.75 FEET TO A FALLEN MAPLE TREE; THENCE WITH LINE OF GARY F. HAHN (DB 7360, PG 296, RODCT) NORTH 08 DEGREES 15 MINUTES 04 SECONDS WEST 598.75 FEET TO AN IRON ROD AT A POST; THENCE WITH LINE OF JASON SCOTT STARLING (IN 20060104-0001196, RODCT) NORTH 41 DEGREES 27 MINUTES 09 SECONDS EAST 1258.16 FEET TO AN IRON ROD; THENCE WITH LINE OF LINDA LOU THOMASON PUTMAN NORTH 38 DEGREES 18 MINUTES 19 SECONDS EAST 32.78 FEET TO THE POINT OF BEGINNING CONTAINING 5.01 ACRES MORE OR LESS BY SURVEY BY JIM CARMAN, REGISTERED LAND SURVEYOR, TENNESSEE NUMBER 2053, ADDRESS 150 MIDDLE FORK ROAD, HARTSVILLE, TENNESSEE, 37074, DATED NOVEMBER 20, 2017.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BEN THE BUILDER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY WARRANTY DEED FROM EMMA JUNE THRASHER, A WIDOW, OF RECORD IN INSTRUMENT NO. 20180105-0001656; AND BEING A PORTION OF THE PROPERTY FURTHER CONVEYED TO MBS INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY QUITCLAIM DEED FROM BEN THE BUILDER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OF RECORD IN INSTRUMENT NO. 20180202-0010749, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

WARRANTY DEED
(Continued)

unimproved ( )
This is improved (X) property, known as 2991 Greer Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 do 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 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 8th day of June, 2018.

MBS Investments, LLC, a Tennessee Limited Liability Company

BY: _____
Michael Benjamin Suggs, Member

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Michael Benjamin Suggs, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Member (or other officer authorized to execute the instrument) of MBS Investments, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Member, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Member of said MBS Investments, LLC.

Witness my hand and official seal, at office, on this the 8th day of June, 2018.

_____
Notary Public



My Commission Expires:

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072