WARRANTY DEED

Bill Garrett
Batch# 103226
06/12/2018 08:39:20 AM
Fees: $13.00 Taxes: $2,331.00

Davidson County
DEEDWARR
2 pgs

20180612-0056112

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

TONYA B. CHEATHAM NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Momo Real Estate Investment, Inc.	new owner	07114028500
(NAME)	(NAME)	
2028 Willowmet Lane		07114028600
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		07114028700
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We**M.L. Barrett Limited Partnership, AKA M.L. Barrett Family Limited Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Momo Real Estate Investment, Inc.,** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots 3 & 4 Block E, East View Subdivision of Shwab property of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee. (115)

Land in Davidson County, Tennessee, being Lot No. 5, and Lot No. 6, Block E, East View Subdivision of the Shwab Property of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee. (117 &119)

Being the same property conveyed to M.L. Barrett Limited Partnership from Jesse R. Warren and Terry H. Warren by Warranty Deed of record in Instrument No. 20090804-0073061, Register's Office for Davidson County, Tennessee. M.L. Barrett Limited Partnership also known as M.L. Barrett Family Limited Partnership.
This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 115, 117 & 119 Elmhurst Ave., Nashville, TN 37207
(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.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my/our hands this 11th day of June, 2018.

M. L. Barrett Limited Partnership

BY: _____
M. Lee Barrett, Jr., General Partner

M. L. Barrett Family Limited Partnership

BY: _____
M. Lee Barrett, Jr., General Partner

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared M. Lee Barrett, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of M. L. Barrett Limited Partnership and that he as such General Partner executed the name of of the Partnership by himself as General Partner.

WITNESS my hand and seal this 11th day of June, 2018.

_____
Notary Public

My commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

State of Tennessee
County of Williamson

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared M. Lee Barrett, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the General Partner of M. L. Barrett Family Limited Partnership and that he as such General Partner executed the name of of the Partnership by himself as General Partner.

WITNESS my hand and seal this 11th day of June, 2018.

_____
Notary Public

My commission expires:

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020