WARRANTY DEED

Bill Garrett Davidson County
Batch# 104067 DEEDWARR
06/13/2018 10:30:03 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20180613-0056693

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

MST 2018-0790

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2018

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Backes	new owners	091-15-0-117.00
(NAME)	(NAME)	
9599 Hwy 96		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MWC, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Walter Backes and Margie Backes. 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 East 37 feet of the West 77.5 feet of the South part of Block 7 on the Map of Realty Savings Bank & Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition, as of record Plat Book 421, Page 18, Register's Office of Davidson County, Tennessee.

Said part of said Block No. 7 fronts 37 feet on the North side of Elkins Avenue and runs back between parallel lines, parallel to and 40.5 East of 53rd Avenue, North, 160 feet, more or less to a dead line.

Being the same property conveyed to Ethylin M. Lydick by Warranty Deed from Billy B. Bales and wife, Sadie Louise Bales of record in Book 3376, page 465, Register's Office for Davidson County, Tennessee, recorded on May 17, 1962.

Being the same property conveyed to Dora H. Lydick by Quitclaim Deed from Ethylin M. Lydick of record in Book 11112, page 983, Register's Office for Davidson County, Tennessee, dated September 14, 1998 and recorded on September 15, 1998.

Being the same property conveyed to Dora H. Lydick, unmarried and Ethylin M. Lydick, now known as Ethylin M. Jett, unmarried by Quitclaim Deed from Dora H. Lydick, subject to a life estate retained by Ethylin M. Lydick of record in Book 11218, page 471, Register's Office for Davidson County, Tennessee, dated November 13, 1998 and recorded on November 24, 1998.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: A-MM-17-5212-41

Being the same property conveyed to MWC, LLC, a Tennessee limited liability company by Warranty Deed from Dora H. Lydick, unmarried, of record in Instrument No. 20160630-0067193, Register's Office for Davidson County, Tennessee, dated June 24, 2016 and recorded on June 30, 2016.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 421, Page 18, Register's Office for Davidson County, Tennessee. Taxes for the year 2018, a lien not yet due and payable.

This property, known as 5212 Elkins Avenue, Nashville, TN 37209
(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.

MWC, LLC

BY: _____

Jeff Maddox, Member

STATE OF Tennessee
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Jeff Maddox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself, Member of MWC, LLC, the within named bargainor, a Tennessee limited liability company, and that Jeff Maddox, as Member being authorized to do so, execute the foregoing instrument for the purposes therein contained, by signing the name of company, himself/herself, as Member of said company.

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

Notary Public

My Commission Expires: 5-24-21

JACKIE L. STANLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05-24-2021