This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

Cerfication of Trust of record in
Instrument No 20180713-0068177

Bill Garrett Davidson County
Batch# 116301 DEEDWARR
07/13/2018 11:58:21 AM 2 pgs
Fees: $13.00 Taxes: $1,054.50

20180713-0068178

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MTMT, LLC 9425 Weatherly Dr. Brentwood, TN 37027	MTMT, LLC 9425 Weatherly Dr. Brentwood, TN 37027	072060-31500

THIS INDENTURE, made this 11th day of July, 2018 between

Robert S. Dyer and Susan K. Dyer, Trustee of the Susan K. Dyer Revocable Living Trust u/a/d April 25, 1995

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

MTMT, LLC

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being the southwest part of Lot No. 41 on the Map of Kenmore Place, as of record in Book 332, Pages 32 and 33, Register's Office for said County. Said part of said Lot fronts 100 feet on the north side of McGavock Pike, formerly Maxey Lane, and runs back between parallel lines, along the easterly margin of Baxter Court, 263 feet to a dead line.

Being the same property conveyed to Robert S. Dyer, individual, an undivided 1/2 interest and wife, Susan K. Dyer, Trustee, of the Susan K. Dyer Revocable Living Trust U/A/D April 25, 1995, an undivided 1/2 interest by Quitclaim Deed dated 10/25/05 from Robert S. Dyer and wife, Susan K. Dyer of record in Instrument No. 20051117-0138978 and by Quitclaim Deed dated 10/25/05 from Robert S. Dyer, individual, an undivided 1/2 interest and wife, Susan K. Dyer, Trustee, of the Susan K. Dyer Revocable Living Trust U/A/D April 25, 1995, an undivided 1/2 interest of record in Instrument No. 20051107-0134740 and re-recorded in Instrument No. 20060322-0032668, and by Quitclaim Deed dated 2/7/03 from Lee A. Cohen, Trustee of record in Instrument No. 20030212-0019374, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1203 McGavock Pike, Nashville, TN 37216.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Robert S. Dyer

Susan K. Dyer, Trustee of the Susan K. Dyer Revocable Living Trust u/a/d April 25, 1995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Robert S. Dyer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 11th day of July, 2018.

Notary Public My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Susan K. Dyer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 11th day of July, 2018.

Notary Public My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $285,000.00.

Affiant

Sworn to and subscribed before me, this 11th day of July, 2018.

Notary Public My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County