Bill Garrett Davidson County
Batch# 117767 DEEDWARR
07/18/2018 10:45:08 AM 2 pgs
Fees: $13.00 Taxes: $721.50

20180718-0069920

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Patricia
Affiant

Subscribed and sworn to before me this 17TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/29/2020
(AFFIX SEAL)

TINA HAWKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY SUMNER

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
M Squared Investments, LLC, a Tennessee Limited Liability Company	NEW OWNER (NAME)	
1833 Hudson Road (ADDRESS)	(ADDRESS)	051-11-83.00
Madison, TN 37115 (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 Jon Craig LeMay, a married man and Cindi Jane LeMay Barnes, a married woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto M Squared Investments, LLC, a Tennessee Limited Liability Company, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 10 ON THE PLAN OF THE RESUBDIVISION OF LOTS 10 AND 15, SECTION XI, OAKLAND ACRES, AS OF RECORD IN BOOK 4350, PAGE 79, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO RUBY B. RICH, BY WARRANTY DEED, FROM STEPHEN CRAIG LEMAY AND WIFE, CHRISTY JANE LEMAY, OF RECORD IN BOOK 4689, PAGE 754, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID RUBY B. RICH HAVING SINCE DIED ON FEBRUARY 24, 2013, AS PER AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20180718-0069918, PROPERTY WAS VESTED TO CHRISTY RICH LEMAY, AS HER SOLE SURVIVING HEIR. THE SAID CHRISTY JANE LEMAY HAVING SINCE DIED ON APRIL 21, 2017, AS PER AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20180718-0069919, PROPERTY WAS VESTED TO JON CRAIG LEMAY AND CINDI JANE LEMAY BARNES, AS HER SOLE SURVIVING HEIRS.

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

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

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

unimproved ( )
This is improved (X) property, known as 1501 Saunders Avenue, Madison, TN 37115
(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 17th day of July, 2018.

WARRANTY DEED
(Continued)

Jon Craig LeMay

Cindi Jane LeMay Barnes

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jon Craig LeMay, a married man and Cindi Jane LeMay Barnes, a married woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of July, 2018.

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

Notary Public

My Commission Expires:

(SEAL)

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