WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 140166 DEEDWARR
09/12/2018 10:32:40 AM 2 pgs
Fees: $13.00 Taxes: $758.50

20180912-0090454

RETURN TO
Realty Title
6525 N. Quail Hollow Rd #115
Memphis, TN 38120
(901) 260-4055
RTN. 18110636
FNTG. 7165578

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31ST~~ 1ST DAY OF ~~AUGUST~~ Sept., 2018.

Notary Public

MY COMMISSION EXPIRES: SEPT. 16, 2018
(AFFIX SEAL)

LINDA A. GRAY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY MY COMM. EXP. SEPT. 16, 2018

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0736

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MJ Rental I, LLC, a Delaware Limited Liability Company	new Owner	165-09-0-A-012.00
(NAME) P.O. Box 4090	(NAME)	
(ADDRESS) Scottsdale, AZ 85261	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS ($205,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

BARBARA L. NUNN, AN UNMARRIED WOMAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MJ RENTAL I, LLC, A DELAWARE LIMITED LIABILITY COMPANY,

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 Lot No. 48 on the Plan of Lakewood Village, Section One of record in Plat Book 9700, Page 555, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Barbara L. Nunn, an unmarried woman by deed from Fischer & Ford Group, LLC dated September 28, 2006 and recorded October 3, 2006 in Instrument 20061003-0122587 said Registers Office for Davidson County, Tennessee.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 10753, Page 41, amended in Book 11425, Page 410 and Book 11512, Page 714, , said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 9700, Page 555, said Register's Office, (3) Easement to Tennessee Telephone Co. in Instrument 200008240083642 said Register's Office, (4) PUD Boundary in Plat Book 9700, Page 464 said Register's Office, (5) Storm Water Detention Agreement in Book 10951, Page 684 said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1821 Lakewood Village Drive, Antioch, TN 37013
(House No.) (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 our hands this 30th day of August, 2018.

Barbara L. Nunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara L. Nunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 30th day of August, 2018.

My Commission Expires: 5/5/20

Notary Public

