Return to:
Box 14
G31157-4

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
18-1496TN

Karen Y Johnson Davidson County
Batch# 140891 **DEEDWARR**
09/14/2018 01:27:53 PM 2 pgs
Fees: $13.00 Taxes: $414.40

20180914-0091496

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,000.00.

Kathy Goodson
Affiant

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

Notary Public
Commission Expiration:

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Shamrock Homes & More, LLC 5543 Edmondson Pike, Ste 77 Madison, TN 37211	"NEW OWNER"	05101006200

WARRANTY DEED

FOR AND IN 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, WE, **Lauren Nunn, married, Micah Materi, unmarried, and Yong Materi, married,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shamrock Homes & More, LLC, a Tennessee 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:

BEING Lot No. 88 on the Map of Due West Valley Acres, in the 11th Civil District of Davidson County, Tennessee, not of record, described according to a copy of a survey thereof made by H. H. Swann, Jr., Surveyor, April 20, 1947, as follows:

BEGINNING at a point in the southerly margin of Due West Avenue, at the corner of Lots Nos. 88 and 89; thence with the line between said lots southerly 500 feet to a point; thence westerly 46.24 feet to a point at the corner of Lots Nos. 87 and 88; thence with the line between said lots northerly 500 feet to the south margin of Due West Avenue; thence with the margin of the same easterly 100 feet to the beginning.

BEING the same property conveyed to Keith B. Materi by Deed dated November 14, 1996, from Henry G. Cisneros, Secretary of Housing and Urban Development of Washington D.C., of record in Book 10267, Page 441, Register's Office for Davidson County, Tennessee. Keith B. Materi died on June 8, 2011, and pursuant to an Affidavit of Heirship dated July 20, 2017, of record in Instrument No. 20170720-0073711, said Register's Office, Kurt B. Materi died without a valid Last Will and Testament and his estate was not probated and no Letters of Administration were issued. Further he is survived by his two adult daughters being known as Lauren Nunn and Micah Materi and by his wife, Yong Materi. Said property now vests in Lauren Nunn, as to a one-third undivided interest, Micah Materi, as to a one-third undivided interest, and Yong Materi, as to a one-third undivided interest, as tenants in common.

The subject property is not the principal residence of the Grantor, nor their spouses or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 813 Due West Avenue North, Madison, TN 37115

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 hand this 11th day of September, 2018.

Lauren Nunn

Micah Materi

Yong Materi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of September, 2018, before me personally appeared **Lauren Nunn and Micah Materi and Yong Materi**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 11th day of September, 2018.

Notary Public
Commission Expiration:

CARRIE ANN PORTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

NOTARY PUBLIC
Carrie Ann Porter
My Commission Expires
September 22, 2020
STATE OF TENNESSEE