WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 142867 DEEDWARR
09/19/2018 02:46:02 PM 2 pgs
Fees: $13.00 Taxes: $867.65

20180919-0093010

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5/15/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MJ Rental I, LLC	MJ Rental I, LLC	052-13-0B-271.00-CO
(NAME)	(NAME)	
P.O. Box 4090	P.O. Box 4090	
(ADDRESS)	(ADDRESS)	
Scottsdale, AZ 85261	Scottsdale, AZ 85261	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Sandra L. Brown, unmarried, 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. 17 on the Plan of River Glen, Phase III, Section 2, of record in Instrument No. 20020917-0113231, and as established by the Master Deed of River Glen, of record in Book 7566, Page 571, as amended in Instrument No. 20030617-0083416, and Instrument No. 20040915-0111299, Register's Office for said County, to which plan and Master Deed reference are hereby made for a more complete description.

Being the same property conveyed to Sandra L. Brown by Warranty Deed from Veronica R. Ross Walker, married, dated August 24, 2011, of record in Instrument No. 20110907-0069399, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3329 Penn Meade Way, Nashville, TN 37214

(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 hand this 11th day of September, 2018.

Sandra L. Brown

Sandra L. Brown

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 11th day of September, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sandra L. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
5/15/2021

Notary Public



Record & Return To:
Realty Title & Escrow Co.
6525 N. Quail Hollow Rd. STE 115
Memphis, TN 38120
P:(901) 260-4055
File No.: 18110629
TG: 7163370
Tribeca No.: 301256