WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON TPV

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Alexandra N. Bovee, and Lyle R. McClard	NEW OWNER	041-16-0-014.00
(NAME)	(NAME)	
1144 Tuckahoe Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20182391

For and 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, **Luxe Property Solutions, LLC and MP Home Solutions Pro, LLC**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Alexandra N. Bovee, an unmarried woman and Lyle R. McClard, unmarried man**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 121 on the Plan of Bellshire Estates, Section V, of record in Plat Book 2133, page 114, amended in Book 4455, page 451, Register's Office for said County, to which reference is hereby made for a more complete description.

BEING the same property in which a one-half interest was conveyed to Luxe Property Solutions, LLC, by Quitclaim Deed from MP Home Solutions Pro, LLC, dated December 16, 2017, and filed of record in Instrument No. 20171218-0128533, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to MP Home Solutions Pro, LLC, by Quitclaim Deed from Mario Grimes and Patricia M. Eboko Grimes, dated September 19, 2018, and filed of record in Instrument No. **20180921-0093701**, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to Restrictions appearing of record in Book 6399, Page 1, said Register's Office, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 1144 Tuckahoe Drive, Nashville, TN 37207
(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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Karen Y Johnson Davidson County
Batch# 143855 DEEDWARR
09/21/2018 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20180921-0093742

Witness my hand this 19th day of September, 2018

Luxe Property Solutions, LLC

BY: _____
Chad Angus, Sole Member

MP Home Solutions Pro, LLC

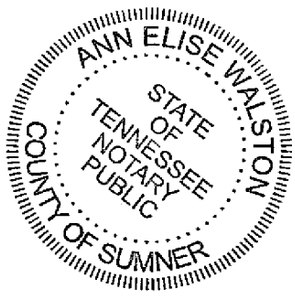
BY: _____
Mario Grimes, Member

BY: _____
Patricia M. Eboko Grimes, Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Chad Angus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sole Member (or other officer authorized to execute the instrument) of Luxe Property Solutions, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Sole Member (or other authorized officer).

Witness my hand, at office, this 19th of September, 2018.

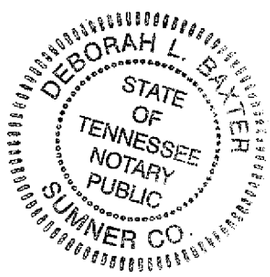


Notary Public
My Commission Expires: 3-2-2021

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Mario Grimes and Patricia M. Eboko Grimes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Members (or other officer authorized to execute the instrument) of M P Home Solutions Pro, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Members (or other authorized officer).

Witness my hand, at office, this 19th of September, 2018.



Notary Public
My Commission Expires: 7-24-2019

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Thomas Vorholt, a notary public for this county and state, Danielle Chandler who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 8.4.20

Notary Seal

