Karen Y Johnson Davidson County
Batch# 162478 DEEDWARR
11/19/2018 03:44:31 PM 3 pgs
Fees: $18.00 Taxes: $592.00
20181119-0113929

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $160,000.00. Affiant Subscribed and sworn to before me, this the 16th day of November, 2018. Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
M&L Enterprise, LLC	New Owner	
1113 Murfreesboro Rd. Ste 106-310		081-07-0-233.00
Franklin, TN 37064		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **PETER CONNERTH, UNMARRIED AND AMANDA ANDREWS, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **M&L ENTERPRISE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 50 on the Plan of W.M. Butler's Subdivision of record in Plat Book 57, Page 98, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 50 fronts 50 feet on the East side of 16th Avenue North and runs back between parallel lines, 143 feet more or less to an alley.

Being the same property conveyed to Collier Owens, unmarried by warranty deed from Emma Easley of record in Book 5150, page 75, Register's Office for Davidson County, Tennessee, dated 05/20/1977 and recorded on 05/23/1977.

The said Collier Owens died October 10, 1981 leaving Roberta Owens as his sole heir. See Affidavit of Heirship of record in Book 7553, Page 54, Register's Office for Davidson County, Tennessee.

The said Roberta Owens died July 31, 1995 leaving Esther Ruth Buchanan, Mildred Owens Thomison, Betty Ann Jackson, Alease Wilson, Paul Owens, Samuel Owens, Moses Owens, Alvin McCottrey, Juanita McCottry Anderson, Theresa McCottry Jordan, Casandra McCottry, Barbara J. Lennox, Wanda R. Jennings, Sheila Brown, Casandra Tate, Vernoll Wayne Jennings, Thomas Allen Lamb, Linda Fay Lamb, Marvin Lamb Jr.,

Danny Lamb, Joseph Lamb, Valarie Parks, Alton S. Parks, Margaret Ward, Connie Paige, Beatrice Parks Burns, Vincent Parks, Victor Parks, Vernon Parks as her only heirs. See Affidavit of Heirship of record in Instrument No. 20060918-0115433, and Instrument of Correction in Instrument No. 20170517-0049056, both in Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mildred Owens Thomison by quitclaim deed from Paul Owens, Samuel Owens, Moses Owens, Esther Ruth Buchanan and Betty Ann Jackson, conveying their several partial interests, of record in Instrument No. 20060329-0035590 Register's Office for Davidson County, Tennessee, dated 01/05/2002 and recorded on 03/29/2006.

The said Mildred Owens is now deceased, leaving Cedric Thomison as her sole heir. Cedric Thomison conveyed his interest to Donna Owens by quitclaim deed dated 08/03/2005, recorded 10/10/2006, in Instrument No. 20061010-0125483, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Donna Owens by Quitclaim deed from Alease Wilson (conveying her partial interest) of record in Instrument No. 20070328-0036724 Register's Office for Davidson County, Tennessee, dated March 28, 2007 and recorded on March 28, 2007. Leaving title vested in Donna Owens, Juanita McCottry Anderson, Theresa McCottry Jordan, Casandra McCottry, Alvin McCottrey, Beatrice Parks Burns, Barbara J. Lennox, Wanda R. Jennings, Sheila Brown, Casandra Tate, Vernoll Wayne Jennings, Thomas Allen Lamb, Linda Fay Lamb, Marvin Lamb Jr., Danny Lamb, Joseph Lamb, Valarie Parks, Alton S. Parks, Margaret Ward, Connie Paige, Vincent Parks, Victor Parks, and Vernon Parks.

Being the same property conveyed to Peter Connerth, unmarried and Amanda Andrews, unmarried, as tenants in common with rights of survivorship by Warranty deed from Beatrice Parks Burns, authorized representative of Donna Owens; Alvin McCottrey; Juanita Anderson; Teresa Jordan; Cassandra McCottry; Linda Faye Lamb; Daniel Lamb; Joseph Lamb; Thomas Lamb, Jr.; Crystal Lamb; Valerie Parks; Margaret Ward; Alton S. Parks; Connie Parks Paige; Beatrice Parks Burns; Vincent Parks; Victor Parks; Barbara Lennox Richardson; Sheila Brown; Wanda R. Jennings; Casandra Tate; and Vernall Wayne Jennings, who are the Heirs-at-Law of Roberta Owens of record in Instrument No. 20180212-0013991 Register's Office for Davidson County, Tennessee, dated January 26, 2018 and recorded on February 12, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1822 16th Avenue North, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of November, 2018.

~~Pete~~ **Connerth**
Peter

Amanda Andrews

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Pete Connerth and Amanda Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of ~~November~~, 2018.

~~Notary Public~~

My Commission Expires:

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021