STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of November, 2018.

Notary Public
MY COMMISSION EXPIRES: 1-24-22
File No. G18-3589

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Karen Y Johnson Davidson County
Batch# 169911 DEEDWARR
12/04/2018 12:00:13 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20181204-0118201

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Mutual Properties (NAME)	Mutual Properties (NAME)	071-11-0-285
1001 14th Avenue South (STREET ADDRESS)	1001 14th Avenue South (STREET ADDRESS)	
Nashville, Tn 37212-2409 (CITY) (STATE) (ZIP)	Nashville. Tn 37212-2409 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Danny Mai and Anna Mai, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mutual Properties, a Partnership**, 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. 7 on the Plan of Barkfield Valley Estates, as of record in Plat Book 5210, Page 370, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Danny Mai and wife, Anna Mai by Warranty Deed dated July 22, 2004 from Dale H. Miller and wife, Susan R. Miller, recorded July 26, 2004, in Instrument Number 20040726-0088933, in the Register's Office of Davidson County, Tennesse

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5210, Page 370, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1424 Lischey Avenue, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 30th day of November, 2018.

Danny Mai

Anna Mai

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2018, before me personally appeared Danny Mai and Anna Mai, to me known to be the person's described in and who executed the foregoing instrument, and acknowledged that such person's executed the same as such person's free act and deed.

Witness my hand, at office, this 30th day of November, 2018.

Notary Signature
My commission expires: 6/22/19



PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066