Karen Y Johnson Davidson County
Batch# 171693 DEEDWARR
12/07/2018 04:07:33 PM 2 pgs
Fees: $13.00 Taxes: $1,339.40
20181207-0119733

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2350

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,000.00

Affiant

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

Notary Public

Commission Expires: 9/16/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joseph MacK Lambert III 219 Garrett Drive Nashville, TN 37211	Quicken Loans Inc 1050 Woodward Ave. Detroit, MI 48226	147-06-0-011.00

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, I/WE,

MTMT LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joseph Mack Lambert, III, a single 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:

Land in Davidson County, Tennessee, being Lot No. 157 on the Plan of Section One(Revised), Caldwell Hall of record in Plat Book 2900, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
Being the same property conveyed to Tracie Carter and husband, Stephen Howard by Warranty deed from Regina Waddell, married of record in Instrument No. 20130507-0045869 Register's Office for Davidson County, Tennessee, dated May 03, 2013 and recorded on May 07, 2013.

Being the same property conveyed to Stephen B. Howard, unmarried by Quit-Claim deed from Tracie Carter and husband, Stephen Howard of record in Instrument No. 20170329-0030352 Register's Office for Davidson County, Tennessee, dated January 31, 2017 and recorded on March 29, 2017.

Being the same property conveyed to Music City Holdings, LLC by deed from Stephen B. Howard, unmarried of record in Instrument No. 20180702-0063935, Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on July 02, 2018.

Being the same property conveyed to MTMT, LLC, A Tennessee limited liability company by Warranty deed from Music City Holdings, LLC of record in Instrument No. 20180702-0063936 Register's Office for Davidson County, Tennessee, dated June 26, 2018 and recorded on July 02, 2018.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 219 Garrett Drive, Nashville, TN 37211

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

Dated this the 30th day of November, 2018.

MTMT LLC, a Tennessee Limited Liability Company

By: Marcella Tudeen
Marcella Tudeen
Its: Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Marcella Tudeen, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged herself to be the Member of MTMT LLC, and that she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 30th day of November, 2018.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON SAN L HEINRICH

Notary Public
My Commission Expires: 9/10/22

(Notary Seal)