Karen Y Johnson Davidson County
Batch# 180186 DEEDWARR
01/03/2019 02:39:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20190103-0000832

WARRANTY DEED

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067
18-CD-713

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 18-CD-713

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
M & L Enterprise, LLC	M & L Enterprise, LLC	071 03 0 128.00
(NAME) 1113 Murfreesboro Rd., Ste 106-310	(NAME) 1113 Murfreesboro Rd., Ste 103-310	
(ADDRESS) Franklin, TN 37064	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand And No/100 Dollars ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KEVIN WHITE, TRUSTEE OF THE BLUE MOUNTAIN 401K TRUST, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M & L ENTERPRISE, LLC, 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:

Being Lot Nos. 140 and 141, on the plan of the Map of J.B. Haynie's Oriental Subdivision, as of record in Plat Book 161, pages 26 and 27, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 140 fronts 100 feet on the Northerly side of Queen Street, and runs back between parallel lines 140 feet to an alley.

Said Lot No. 141 fronts 129 feet on the Northerly side of Queen Street and runs back, in a Northerly direction on the East side with the West line of Lot No. 140, 140 feet to an alley; and on the West side, with the Easterly margin of an alley, in a Northeasterly direction to said alley in the rear.

Being the same property conveyed to Kevin White, Trustee of Blue Mountain 401K Trust, by Warranty Deed, from Herman T. Richards, Jr. and Sandra K. Gomes, dated March 3, 2016, recorded March 7,

2016, of record in Instrument No. 20160307-0021616, Scrivener's Affidavit to correct the name of the Grantee of record in Instrument No. 20181024-0105373, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 107 Queen Avenue, 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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 2nd day of January, 2019.

Blue Mountain 401K Trust

BY: Kevin White, Trustee
Kevin White, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2nd day of January, 2019, before me personally appeared Kevin White, Trustee of the Blue Mountain 401K Trust to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Williamson County, Tennessee this 2nd day of January, 2019.

Commission Expires: _____

Gail Hudson
Notary Public

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019

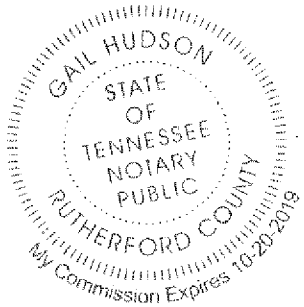
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Gail Hudson, a Notary Public of said State and County aforesaid, personally appeared Kevin White with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of Blue Mountain 401K Trust the within named bargainor, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Blue Mountain 401K Trust by himself as Trustee

Witness my hand, at office, this 2 day of January, 2019

Gail Hudson
Notary Public

My Commission Expires: _____



True Copy Certification

I, **Susan Jackson**, do hereby make oath that I am a licensed attorney and/or the 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 executed and authenticated according to law.

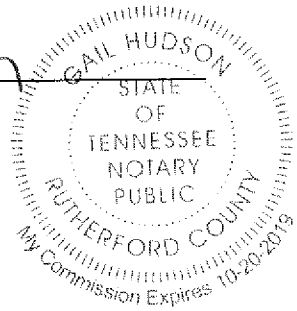
Signature

State of Tennessee

County of Williamson

Personally appeared before me, **Gail Hudson**, a notary public for this county and state, **Susan Jackson** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My Commission Expires: _____

Notary' Seal (if on paper)