Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
528 N. Walnut Street
Murfreesboro, TN 37130
File No.0220-19

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

Karen Johnson Davidson County
Batch# 234935 DEEDWARR
05/28/2019 09:09:37 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00
20190528-0049816

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of May, 2019

Annemarie Cain
Notary Public
My Commission Expires: 1.18.22

Address of New Owner	Send Tax Bills To:	
M D Properties LLC 9505 Elmbrook Blvd Brentwood, TN 37027	new owner	Map/parcel: 104-08-0-349.00

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

Debra Ann Gonzalez, Unmarried

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

M D Properties LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), ITS 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, described as follows, to-wit:

BEING the south 43 feet of the north 235 feet of the west one-half of Lot No. 53, on the Plan of O.B. Hayes Large Lots, of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

SAID part of Lot No 53 fronts 43 feet on the easterly side of 16th Avenue South, formerly Belmont Avenue, and runs back between parallel lines 150 feet, more or less to an alley.

BEING the same property conveyed to Debra Ann Gonzalez by Quitclaim Deed from John Daniel Rudd, pursuant to a Final Decree of Divorce entered in the Eight Circuit Court for Davidson County, Tennessee, Docket Number 09D-1949, dated 12/21/10 and recorded 1/28/11 in Instrument No. 20110128-0007743; and being the same property previously conveyed to John D. Rudd and wife, Debra Ann Gonzalez (misspelled as Gonzolez), by Warranty Deed from Anthony Veltri, unmarried, as to a one half undivided interest and Robert Alexander and wife, Jeanne Alexander, as to a one half undivided interest, dated 3/26/04 and recorded 3/31/04 in Instrument No. 20040331-0036182, Register's Office for Davidson County, Tennessee

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 prorated as of the date of closing and assumed by the Grantee(s) here.

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

This is improved property known as: 1606 16th Avenue South Nashville, TN, 37212

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), her heirs and assigns forever; and I/We so 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 my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the 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 23rd day of May, 2019

Debra Ann Gonzalez by Waddell Wright / Attorney in Fact
Debra Ann Gonzalez by Waddell Wright as her attorney in fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Waddell Wright whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained in behalf of Debra Ann Gonzalez the within bargainors, and acknowledged that he executed the same as the free act and deed of the said Debra Ann Gonzalez for the purpose therein contained by virtue of the Limited Power of Attorney executed by the same Debra Ann Gonzalez and of record in Instrument Number 20190513-0044831 in the Register's Office for Davison County, Tennessee.

WITNESS MY HAND AND OFFICIAL SEAL this the 23th day of May, 2019

annemarie cain
NOTARY PUBLIC
My Commission Expires:

1.18.22

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY