WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ RUTHERFORD AW

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00.

Amanda E Barnes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF MAY, 2019.

Hannah Kepley
Notary Public

MY COMMISSION EXPIRES: 8-22-21
(AFFIX SEAL)

HANNAH KEPLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-22-2021

G-VRES-19-1002

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kevin Patel	SunTrust Bank Pmt Processing	
(NAME)	(NAME)	**081-07-0-120.00**
1002 Clay St.	PO Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Baltimore, MD 21279	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MT RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEVIN PATEL, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lots Nos. 37 and 38 in the Subdivision of Lot No. 7 of Owen's Buena Vista Plan of Lots of record in Plat Book 57, Page 26, in the Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Northerly margin of North Clay Street 40 feet Westerly from the margin of Crooked Street; thence with the Westerly margin of North Clay Street Westerly 40 feet; thence parallel with Crooked Street Northerly 104 feet to the line between Lot Nos. 38 and 39 on said plan; thence with said line Easterly 40 feet to a point that is 40 feet Westerly from the Westerly margin of Crooked Street; thence parallel with Crooked Street 104 feet to the beginning.

Being the same property conveyed to Pearl Properties, LLC by Warranty deed from Doug Brooks and Craig Roberts of record in Instrument No. 20160915-0096938 Register's Office for Davidson County, Tennessee, dated September 14, 2016 and recorded on September 15, 2016.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 26, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1002 Clay St., Nashville, Tennessee 37208**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Johnson Davidson County
Batch# 238884 **DEEDWARR**
06/05/2019 09:33:04 AM 2 pgs
Fees: $13.00 Taxes: $1,378.25

20190605-0053612

Witness my/our hand(s) this the 30th DAY OF MAY, 2019.

MT Rental Properties, LLC, a Tennessee Limited Liability Company

BY:_____
Servio T. Arias
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SERVIO T. ARIAS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MT RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of May, 2019.

_____
Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212