BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 251460 DEEDWARR
07/02/2019 10:17:06 AM 3 pgs
Fees: $18.00 Taxes: $3,096.90
20190702-0064393

Premier Escrow, LLC (Buyer)
MST 2019-0636 (Seller)

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $837,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28 DAY OF June, 2019

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) Expires Nov 5, 2019

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MoMo Real Estate Investment, Inc., a Tennessee corporation	New Owner	071-14-0-084.00
(NAME) 2028 Willowmet Ln.	(NAME)	071-14-0-416.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	071-14-0-086.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Heithcock Construction LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MoMo Real Estate Investment, Inc., a Tennessee corporation,** 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:

Tract 1:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 29 on the Map of Weakley & Dodd's Subdivision of Lot No. 17 Plan of Brooklin, of record in Plat Book 57, Page 126, Register's Of\u64257?ce for Davidson County, Tennessee.

Beginning at a point in the Southerly margin of Fern Avenue, formerly Highview Avenue, at the common corner of Lots Nos. 28 and 29; thence with the line between said lots, Southwardly 147 feet, more or less, to the Northerly margin of an alley; thence along the Northerly margin of said alley in a Southeasterly direction 52 feet, more or less; thence Northwardly 140 feet, more or less, to the Southerly margin of Fern Avenue, formerly Highview Avenue; thence with the margin of same, Westwardly 50 feet to the point of beginning.

Being a portion of the same property conveyed to Heithcock Construction, LLC by Warranty Deed from Charles E. Conner and wife, Brenda Conner, of record in Instrument No. 20150212-0012879, Register's Office for Davidson County, Tennessee, dated February 10, 2015 and recorded on February 12, 2015. Being the same property conveyed to Heithcock Construction, LLC by Quitclaim Deed from Heithcock Construction, LLC, of record in Instrument No. 20180621-0060114, Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on June 21, 2018.

Being also known as 120 Fern Avenue, Nashville, Tennessee 37207.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Tract 2:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 28 on the Map of Weakley & Dodd's Subdivision of Lot No. 17 Plan of Brooklin, of record in Plat Book 57, Page 126, Register's Of\u64257?ce for Davidson County, Tennessee, and described according to a survey made by W. H Lyle, Surveyor, May 18, 1916, as follows:

Said part of Lot No. 28 fronts 50 feet on the Southerly margin of Fern Avenue, formerly Highview Avenue, and extends back between parallel lines 147 feet to an alley.

Being a portion of the same property conveyed to Heithcock Construction, LLC by Warranty Deed from Charles E. Conner and wife, Brenda Conner, of record in Instrument No. 20150212-0012879, Register's Office for Davidson County, Tennessee, dated February 10, 2015 and recorded on February 12, 2015. Being the same property conveyed to Heithcock Construction, LLC by Quitclaim Deed from Heithcock Construction, LLC, of record in Instrument No. 20180621-0060113, Register's Office for Davidson County, Tennessee, dated June 21, 2018 and recorded on June 21, 2018.

Being also known as 122 Fern Avenue, Nashville, Tennessee 37207.

Tract 3:

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 27 on the Map of Weakley & Dodd's Subdivision of Lot No. 17 Plan of Brooklin, of record in Plat Book 57, Page 126, Register's Office for Davidson County, Tennessee, according to a survey made by W.H. Lyle, Surveyor, May 18, 1916, as follows:

Said part of Lot No. 27 fronts 50 feet on the Southerly margin of Fern Avenue and extends back between parallel lines 147 feet to an alley, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Heithcock Construction, LLC, a Tennessee limited liability company by Warranty Deed from WBH, LLC, a Tennessee limited liability company, of record in Instrument No. 20150310-0020382 Register's Office for Davidson County, Tennessee, dated March 09, 2015 and recorded on March 10, 2015.

Being also known as 124 Fern Avenue, Nashville, Tennessee 37207.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Subject to all matters shown on the Plan of record in Plat Book 57, Page 126, Register's Office for Davidson County, Tennessee. Agreement for Dedication of Easement for Sanitary Sewers and Appurtenances of record in Instrument Number 20180621-0060112, in the Register's Office for Davidson County, Tennessee.

This property, known as 120, 122 and 124 Fern Avenue, Nashville, TN 37207
(House Number) (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.

Witness my/our hand(s) this 26 DAY OF June, 2019.

Heithcock Construction LLC

BY: _____

Troy Heithcock, Sole Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned notary public of Williamson County, Tennessee, personally appeared Troy Heithcock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sole Member of Heithcock Construction, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal at office, this 26 day of Jun, 2019.

_____
Notary Public

My commission expires:

7-11-2020

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-11-2020