WARRANTY DEED

Karen Johnson Davidson County
Batch# 272830 DEEDWARR
08/16/2019 02:55:49 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20190816-0082410

R-PR-19-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Nancy C Mark and Daniel C Masten	**Quicken Loans Inc.**	
(NAME) **2024 Old Baker Road**	(NAME) **1050 Woodward Avenue**	**006-00-0-029.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) **Detroit, MI 48226-1906**	
(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, **MERIDIAN CAPITAL GROUP, 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 **NANCY C MARK AND DANIEL C MASTEN, BOTH UNMARRIED, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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:

A tract or parcel of land at Bakers, in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at a point 127.57 feet measured South 42 degrees 15' West from a point in the center line of the main tract of the Evansville Division, formerly the Henderson Division of the railroad of the Louisville and Nashville Railroad Company at Valuation Station 467 + 40, which point is 780 feet measured Southeastwardly along said center line of main tract from mile post 185 from Louisville, Kentucky, said point also being in the Southwest line of a county road, said point also being in the Northeast corner of Louisville and Nashville Railroad Company's section house lot; thence South 42 degrees 15' West a distance of 266.5 feet to a point in the Southeast corner of said lot; thence North 46 degrees 45' West a distance of 561.5 feet to a point in the Southwest corner of said lot; thence North 41 degrees 15' East a distance of 228.5 feet to a point in the Northwest corner of said lot, said point also being in the Southwest line of county road; thence South 50 degrees 25' East along said Southwest line of county road a distance of 563 feet to the point of beginning, containing 3.19 acres, more or less.

Being the same property conveyed to Meridian Capital Group, LLC by Substitute Trustee's deed from David G. Mangum, Substitute Trustee of record in Instrument No. 2090412-0033798 Register's Office for Davidson County, Tennessee, dated April 12, 2019 and recorded on April 12, 2019.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Cable Easement granted to Sprint of record in Instrument Number 20140114-0003779, in the 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: **2024 Old Baker Road, Goodlettsville, Tennessee 37072**.

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.

Witness my/our hand(s) this the 14th DAY OF AUGUST, 2019.

Meridian Capital Group, LLC

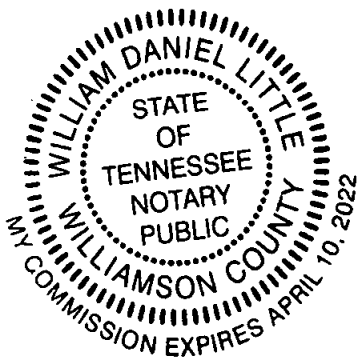
BY: _____
Neal Lampley
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEAL LAMPLEY, 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 AUTHORIZED AGENT of MERIDIAN CAPITAL GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of August, 2019.

_____
Notary Public
My Commission Expires: 4/10/2022
(SEAL)



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