WARRANTY DEED

Karen Johnson Davidson County
Batch# 294372 **DEEDWARR**
10/01/2019 03:36:14 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20191001-0100190

J-WC-19-1600

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/13/2026
(AFFIX SEAL)

Timothy James Deugan
Notary Public Seal State of Indiana
Hendricks County
Commission Number 714363
My Commission Expires 06/13/2026

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)
MTMT LLC	**New Owner**	
(NAME)	(NAME)	**062-13-0-064.00**
9425 Weatherly Dr.		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **MONICA A. DAVIDSON, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MTMT LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 parts of Lots Nos. 36 and 37 of Block "G" on the Map of Country Club Estates, as of record in Book 843, page 95, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, April 14, 1949, as follows:

Beginning on the Westerly margin of Williams Ferry Road, now Riverwood Drive, at the Northwest corner of Lot 37; thence with the Westerly margin of said Road, Southwardly 186.4 feet; thence Westwardly 139.97 feet to the Easterly margin of Lot No. 4; thence with the Easterly margin of Lots 1, 2, 3, and 4, Northwardly 233.1 feet to the beginning.

Being the same property conveyed to Kerry L. Davidson and wife, Monica A. Davidson by Warranty deed from William A. Coleman and wife, Julia A. Coleman of record in Book 6937, page 114 , Register's Office for Davidson County, Tennessee, dated July 10, 1986 and recorded on August 01, 1986.

Being the same property conveyed to Monica A. Davidson by Quitclaim deed from Kerry L. Davidson of record in Book 7666, page 239, Register's Office for Davidson County, Tennessee, dated September 30, 1988 and recorded on September 30, 1988.

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 843, Page 95, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1107, Page 388, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1600 Riverwood Drive, Nashville, Tennessee 37216**.

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 27th DAY OF SEPTEMBER, 2019.

Monica A. Davidson

John Hovey, II

**The said John Hovey, II joins in this conveyance to convey any marital interest he may have in the subject property.

STATE OF Indiana
COUNTY OF Hendricks

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MONICA A. DAVIDSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of September, 2019.

Notary Public
My Commission Expires: 6/13/2026
(SEAL)

Timothy James Deugan
Notary Public Seal State of Indiana
Hendricks County
Commission Number 714363
My Commission Expires 06/13/2026

STATE OF Indiana
COUNTY OF Hendricks

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN HOVEY, II, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of September, 2019.

Notary Public
My Commission Expires: 6/13/2026
(SEAL)

Timothy James Deugan
Notary Public Seal State of Indiana
Hendricks County
Commission Number 714363
My Commission Expires 06/13/2026

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