Karen Johnson Davidson County
Batch# 312538 DEEDWARR
11/06/2019 03:00:30 PM 4 pgs
Fees: $23.00 Taxes: $518.00
20191106-0114814

THIS SPACE FOR OFFICIAL USE ONLY

This Instrument Prepared By:
JONATHAN R. VINSON, ESQ.
2693 TOWNSEND COURT, SUITE C
CLARKSVILLE, TN 37043
File No. 2019-169

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 140,000.00 .

Vernon T Keesee Jr
Affiant

Subscribed and sworn to before me, this the 6 day of November, 2019.

Notary Public
My commission expires: 04/13/2021

JONATHAN R. VINSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner:	Send Tax Bills To:	Map/Parcel No.
V. Thomas Keesee, Jr. 1101 North 8th Street Nashville, TN 37207	New Owner	082 04 0 424.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **MAD Properties, LLC, a Tennessee Limited Liability Company** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **V. Thomas Keesee, Jr.** ("GRANTEE"), their heirs, successors and assigns forever, certain land in **Nashville, TN** being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTOR in and to any improvements, easements, alleyways, streets, and rights-of-way adjoining or abutting said land and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions, limitations, restrictions, encumbrances, and other matters set forth herein. Notwithstanding anything to the contrary contained herein or in any exhibit hereto, GRANTOR makes no warranty as to the amount of acreage contained in the Property.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title, and interest thereto belonging, to GRANTEE, their heirs and assigns forever. GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR further covenants and binds it, it heirs, successors, representatives, and assigns to warrant and forever defend the title to the Property to GRANTEE, their heirs and assigns forever, against the lawful claims of all persons whomsoever except for **2019** property taxes, restrictive covenants, easements and setback lines, as may be of record in the Register's Office for **Davidson** County, Tennessee.

The words "Grantor" and "Grantee" shall include their respective heirs, successors and assigns where the context requires or permits. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has signed this Instrument as of _____ day of November, 2019.

GRANTOR:

MAD Properties, LLC, a Tennessee Limited Liability Company
MICHAEL ATCHLEY, DDS, PC 401(k) Profit Sharing Plan, Managing Member

By: Michael A Atchley
Michael A. Atchley, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Jennifer B. Gibbs of the state and county mentioned, personally appeared Michael A. Atchley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Trustee of MAD Properties, LLC, the within named bargainor, a Limited Liability Company, and that such Michael A. Atchley as such Trustee, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Trustee.

Witness my hand and seal, at office in _____, this 5th day of November, 2019.

Jennifer B. Gibbs
Notary Signature
My commission expires: Nov. 8th 2021

JENNIFER B. GIBBS
TENNESSEE NOTARY PUBLIC
My Comm. Exp. Nov. 8, 2021
COUNTY OF DAVIDSON

EXHIBIT "A"

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 305 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to MAD Properties, LLC a Tennessee limited liability company by Warranty Deed from Vernon Thomas Keesee, Jr., unmarried dated 5/3/17 and recorded 5/5/17 in Instrument No. 20170505-0045092 in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Jonathan R. Vinson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Montgomery

Personally appeared before me, Amy Vogleman, a notary public for this county and state, Jonathan R. Vinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Feb 21, 21

Notary' Seal

