WARRANTY DEED

Karen Johnson Davidson County
Batch# 340401 DEEDWARR
01/08/2020 02:23:26 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20200108-0002807

File No. TE0006142

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of January, 2020.

Notary Public

MY COMMISSION EXPIRES: 09-25-2022

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
615 Rent, LLC	615 Rent, LLC	
(NAME)	(NAME)	
P.O. Box 92221	P.O. Box 92221	147-06-0-193.00
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	Nashville TN 37209	
(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, I, **Mark Evans,** unmarried, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **615 Rent, LLC, a** Tennessee **limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 125 on the Plan of Section One, Caldwell Country Estates of record in Plat Book 2663, Page (s) 68 and 69, 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 MP Enterprises, LLC, a Tennessee Limited liability company by Warranty deed from RIT Nashville, LLC, a Florida limited liability company of record in Instrument No. 20130826-0089503 Register's Office for Davidson County, Tennessee, dated August 09, 2013 and recorded on August 26, 2013, Affidavit of Scrivener's Error recorded on September 27, 2013, recorded in Instrument No. 20130927-0101761.

Being the same property conveyed to Mark Evans, by Quitclaim Deed from MP Enterprises, LLC, dated January 3, 2020, and appearing of record in Instrument No. 20200106-0001187, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2020 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 225 Blackman Road, Nashville, TN 37211

(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 hand this 7th day of January, 2020.

Mark Evans by Leslie A Garside, attorney in fact

Mark Evans, by Leslie A. Garside, attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Leslie A. Garside, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Mark Evans, and that this instrument was executed on behalf of the said Mark Evans, for the purposes therein contained.

Witness my hand and official seal this 7th day of January, 2020.

Notary Public _____

My Commission Expires:
05/09/23

CORI LECAIN BECHLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY