CECILIA KENDALL NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $205,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2020.

Notary Public

My commission expires: 9-18-2023

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

Karen Johnson Davidson County
Batch# 351463 DEEDWARR
01/31/2020 09:35:57 AM 2 pgs
Fees: $13.00 Taxes: $758.50
20200131-0011531

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Jacob Bender	**Jacob Bender**	**053-03-0-167**
1412 Hadley Avenue	**249 Lauderdale Road**	
Nashville, TN 37138	**Nashville, TN 37205**	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

M & L Enterprise, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jacob Bender, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 8 on the Plan of Section "C", Village of Old Hickory of record in Plat Book 1424, Page 66, 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 Will Montgomery and Anna Lima, husband and wife by Warranty deed from SSS Properties, a Tennessee General Partnership, joined by Donald R. Swartz, unmarried of record in Instrument No. 20141030-0100263 Register's Office for Davidson County, Tennessee, dated October 29, 2014 and recorded on October 30, 2014.

Being the same property conveyed to M and L Enterprise, LLC, a Tennessee limited liability company by Quitclaim deed from Will Montgomery and Anna Lima, husband and wife of record in Instrument No. 20160208-0012171 Register's Office for Davidson County, Tennessee, dated February 05, 2016 and recorded on February 08, 2016.

Being the same property conveyed to Will Montgomery and Anna Lima, husband and wife by Quitclaim deed from M and L Enterprise, LLC, a Tennessee limited liability company of record in Instrument No. 20181001-0096871 Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on October 01, 2018.

Being the same property conveyed to M and L Enterprise, LLC, a Tennessee limited liability company by Quitclaim deed from Will Montgomery, an unmarried man and Anna Lima, an unmarred woman of record in Instrument No. 20181205-0118544 Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on December 05, 2018. Being also known as 1412 Hadley Avenue Nashville, Tennessee 37138.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 1412 Hadley Avenue, Nashville, TN 37138.

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 HANDS EFFECTIVE AS OF 28th day of January, 2020:

M & L Enterprise, LLC, a Tennessee Limited Liability Company

By: _____
Will Montgomery

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Will Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Member of M & L Enterprises, LLC, a Tennessee Limited Liability Company, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of said grantor.

Witness my hand, at office, this the 28th day of January, 2020.

My Commission Expires: 9/7/2020

_____
Notary Public

20201072R

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY