Karen Johnson Davidson County
Batch# 355461 DEEDWARR
02/07/2020 03:32:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20200207-0014653

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 01/31/2023
(AFFIX SEAL)

KRISTA R. MCREE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HICKMAN

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-010012

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Tammy Sue Brown	CapStar Bank	
(NAME) 107 Vandiver Dr	(NAME) 2002 Richard Jones Road, Ste A300	043-16-0-034.00
(ADDRESS) Madison, TN 37115	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MIDDLE TENNESSEE PROPERTY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TAMMY SUE BROWN, UNMARRIED** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in the 9th Council District of Nashville, Davidson County, Tennessee, said land being Part of Lot 9, Survey of Anderson Tract (Book 1130, Page 37 R.O.D.C., TN) being shown as part of an unnumbered Tract in Block "A" on the Revised Plan of Myatt and Eagan's Subdivision (Book 1424, Page 107 R.O.D.C., TN) and also being shown as the South 12 feet (18 feet in previous deed of record in Book 2095, Page 188 R.O.D.C., TN.) of Lot 31 and the North 48 feet of Lot 32, Block "A" on the unrecorded map of Myatt and Eagan's Subdivision of Tract 8 and the West part of Tract 9, Anderson Land Improvement Company's property described as follows:

Beginning at an iron rod (old) in the Westerly Margin of Vandiver Drive (50 foot wide R.O.W.), said rod being the Northeast corner of the Reba C. Haston Land (Book 2597, Page 297 R.O.D.C., TN) and being located 2 feet North of the common front corner of Lots 32 and 33, Block "A" on the unrecorded map of Myatt and Eagan's Subdivision of Tract 8 and the West part of Tract 9, Anderson Land Improvement Company's Property which is located North 41 degrees 20 minutes 05 seconds West 318.12 feet from a concrete highway monument in the Northerly Margin of Tennessee state route 45; thence leaving said Westerly margin with said Haston South 56 degrees 23 minutes 49 seconds West 185.90 feet to a point in the Easterly line of Lot 11, Revised Plan of Myatt and Eagan's Subdivision (Book 1424, Page 107 R.O.D.C., TN) owned by Strait Word Church and Horace E. Lanier, Jr. (Instrument # 20140822-0076844 R.O.D.C., TN) at a point 2 feet North of the common rear corner of said Lots 32 and 33; thence with said Lot 11 and strait word church land North 33 degrees 30 minutes 49 seconds West 66.00 feet to an iron rod (old) at the Southwest corner of the Robert and Jamie Newland Land (Book 10250, Page 981 R.O.D.C., TN, said rod being located 18 feet North of the common rear corner of said Lot 32 and of Lot 31 of said unrecorded plan; thence with said Newland North 56 degrees 23 minutes 49 seconds East 185.90 feet to an iron rod (old) in said Westerly Margin of Vandiver Drive, said rod being located 18 feet North of the common front corner of said Lots 31 and 32; thence with said Westerly margin South 33 degrees 30 minutes 49 seconds East 66.00 feet to the point of beginning the described tract of land containing 12269.39 S.F. or 0.28 acres more or less according to a boundary survey dated 7-25-2019 by Campbell, McRae and Associates, surveying, Inc. P.O. BX. 41153, Nashville, TN 37204 certified by John Hood TN. R.L.S. #1838

Being the same property conveyed to Middle Tennessee Property Group, LLC, A Tennessee Limited Liability Company by Warranty deed from Fred K. Haston and Norine V. Haston, married of record in Instrument No. 20190802-0076644 Register's Office for Davidson County, Tennessee, dated July 30, 2019 and recorded on August 02, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 107 Vandiver Dr, Madison, TN 37115
(House No.) (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/our hand(s) this the 6th day of February, 2020

Middle Tennessee Property Group, LLC, A Tennessee Limited Liability Company

BY: _____
Patrick Lucas Naylor, Authorized Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

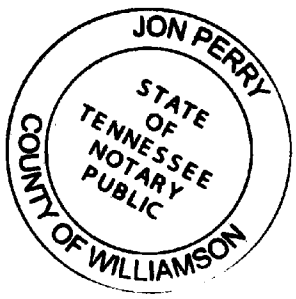
On this the 6th day of February, 2020, before me personally appeared Patrick Lucas Naylor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Member of Middle Tennessee Property Group, LLC, A Tennessee Limited Liability Company, the within named bargainor, a limited liability company, and that he as such Authorized Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 6th day of February, 2020.

_____
Notary Public

My Commission Expires: 9-27-23

(SEAL)



True Copy Certification

I, Krista McRee, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2023