Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 379622 DEEDWARR
03/31/2020 09:23:24 AM 2 pgs
Fees: $13.00 Taxes: $1,517.00

20200331-0034259

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $410,000.00.

Affiant

Subscribed and sworn to before me this 30th day of March, 2020.

Notary Public
My Commission Expires: 05/03/2021

M ALEXIS MENDL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

2020-110

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael Taylor	NEW OWNER	
1624 B 12th Avenue North		081-11-0-544.00
Nashville, TN, 37208		

WARRANTY DEED

For and in 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, we

MLM Investment Holdings, LLC, a Tennessee limited liability company

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Michael Taylor, a single man,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the Southerly 25 feet of the Southerly 50 feet of Lot No. 125 on the Plan of McGavock Wetmore and Others' Second Addition, called the Addition to the Town of McGavock as of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 125 fronts 25 feet on the Easterly side of 12th Avenue North and runs back between parallel lines 154 feet to an alley.

Being a portion of the same property conveyed to MLM Investment Holdings, LLC. by Warranty deed from Aaron LLC., a Tennessee Limited Liability Company of record in Instrument No. 20180618-0058045 Register's Office for Davidson County, Tennessee, dated June 14, 2018 and recorded on June 18, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1624 B 12th Avenue North, Nashville, TN 37208.**

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 our hands this 30th day of March, 2020.

MLM Investment Holdings, LLC

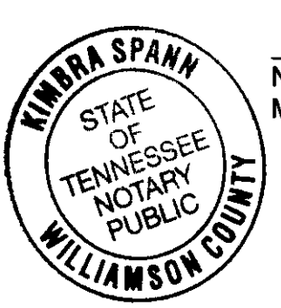
By: Dianne Mayo, Manager

Dianne Mayo, Manager

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 Dianne Mayo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Manager of MLM Investment Holdings, LLC, a Tennessee limited liability company, and that she is authorized by MLM Investment Holdings, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of March, 2020.



Notary Public
My Commission Expires: 2/20/2023