Karen Johnson Davidson County
Batch# 382410 DEEDWARR
04/07/2020 11:30:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20200407-0036643

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $295,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/3/23
(AFFIX SEAL)

W. DILLON WOODS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 131 Donelson Pike, Nashville, Tennessee 37214

File No.: NAS0111-20

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brandy Mapes and Christopher Mapes, wife and husband	Brandy Mapes and Christopher Mapes, wife and husband	113-00-0-095.00
(NAME) 8097 Old Charlotte Pike	(NAME) 8097 Old Charlotte Pike	
(ADDRESS) Nashville, TN 37209	(ADDRESS) Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety-Five Thousand And No/100 Dollars ($295,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MTK FAMILY LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDY MAPES AND CHRISTOPHER MAPES, WIFE AND HUSBAND**, 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:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows to wit:
A parcel of land in the 8th Civil District of Davidson County, Tennessee, on South side of Charlotte Road, being a portion of Tract #2 of the Authur Lee Williams land of record in Book 1726, Page 561, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the center line of Charlotte Road, North 84 degrees East 761 feet from A. L. Williams; North West. corner; thence South.17 degrees 45 minutes East 69 feet to an iron stake in margin of Westerly driveway; thence South 84 degrees 30 minutes East. 93.5 feet to a Tan Oak tree on margin of driveway; thence South 46 degrees East 76 feet to a Locust tree on margin of driveway; thence South 54 degrees East 96 feet passing a stake in margin of driveway to a stake in the center line of the Easterly

driveway; thence with the center line of the Easterly driveway North 9 degrees 30 minutes West 272 feet to a point in the centerline of Charlotte Road; thence South 65 degrees West 240 feet to the point of beginning, containing .77 acres, more or less.

Being the same property conveyed to MTK, FLP, a Partnership by Warranty Deed from Michael D. Peacock, a married man, of record in Instrument No. 20190404-0030675 Register's Office for Davidson County, Tennessee, dated March 29, 2019 and recorded on April 4, 2019.

This is:

unimproved ☐

improved ☒ property, known as 8097 Old Charlotte Pike, Nashville, TN 37209

(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 our hands this 3 day of April, 2020.

MTK FAMILY LIMITED PARTNERSHIP

BY: _____
Blake Davis, Authorized Signer

State of Tennessee

County of Davidson

Before me, a Notary Public of the state and county aforementioned, personally appeared Blake Davis 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 an Authorized Signer of MTK Family Limited Partnership, a Texas limited partnership, the within named bargainor, and that such person, as such Authorized Signer, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as Authorized Signer.

Witness my hand, at office, this 3rd day of April, 2020.

_____
Notary Public

My Commission Expires:

W. DILLON WOODS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022