WARRANTY DEED

Karen Johnson Davidson County
Batch# 386419 DEEDWARR
04/16/2020 08:19:30 AM 2 pgs
Fees: $13.00 Taxes: $721.50
20200416-0039702

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

CARLA JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/16/2023
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hyde & Moore Assets, LLC	Hyde & Moore Assets, LLC	Parcel ID: 071 04 0 108.00
(NAME) 1000 S. Rutherford Blvd, Ste 203	(NAME) 1000 S. Rutherford Blvd, Ste 203	
(ADDRESS) Murfreesboro, TN 37130	(ADDRESS) Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Steven Lamar Mayo, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Hyde & Moore Assets, LLC, a Tennessee limited liability company**, 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:

Being the Southeasterly one-half (1/2) of Lot No. 381 on the Plan of Joywood Estates Heights, Section II-A as of record in Book 1424, Page 20, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the Westerly margin of Flamingo Drive at the corner of Lot Nos. 381 and 382; Thence with the line between the said two Lots, Westwardly 160.9 feet to the corner of Lot Nos. 380, 381 and 382; Thence Northeastwardly 159.1 feet to the Southwesterly margin of Flamingo Drive; Thence with same, Southeastwardly around a slight curve, 117.3 feet to the beginning.

Being the same property conveyed to Steven Lamar Mayo by Warranty Deed from American Consulting Corporation, dated July 30, 2012 and recorded August 9, 2012, as Instrument No. 20120809-0071208, in said Register's Office for Davidson County, Tennessee.

Chasity Dawn Mayo, spouse of Steven Lamar Mayo, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, to said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2614 Flamingo Drive, Nashville, TN 37207

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 10th day of April, 2020

Steven Lamar Mayo

Chasity Dawn Mayo

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

I, the undersigned, a Notary Public in and for said Commonwealth and State aforesaid, do certify that **Steven Lamar Mayo and Chasity Dawn Mayo**, whose name is signed to the writing above, bearing date on the10th of April, 2020, has acknowledged the same before me in the county aforesaid as the free act and deed of **Steven Lamar Mayo and Chasity Dawn Mayo.**

Given under my hand this the 10th of April, 2020.

Notary Public

My Commission Expires: 3-7-23

(SEAL)

RHONDA BURGESS HOWSE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 7/22/2022

Notary Seal (if on paper)