Prepared By & ~~Return To~~:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-0455

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of April, 2020

Notary Public

Commission Expires: 9/16/2022

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Brooks Tate and Eleanor Roller Tate 305 Chapel Avenue Nashville, TN 37206	NEW OWNER	083-02-0-160.00

Karen Johnson Davidson County
Batch# 390788 **DEEDWARR**
04/23/2020 01:18:11 PM 2 pgs
Fees: $13.00 Taxes: $2,442.00

20200423-0042755

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, I/WE,

MTMT, LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert B. Tate and Eleanor Roller Tate, husband and wife

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 in Davidson County, Tennessee, being Lot No. 1 on the Map showing Subdivision of Lot No. 12, Block B in the Subdivision of the Weakley Place, the Map of Weakley Place of record in Book 161, Page 131, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 59.0 feet on the Westerly side of Chapel Avenue and runs back with the line between said Lot No. 12 and Lot No. 14 on said plan 213.0 feet and on the North line 200.0 feet to a dead line and measures 59.0 feet on said line, the Northerly line of this property beginning 191 1/2 feet Southerly from the Southerly margin of Weakley Avenue.

Being the same property conveyed to MTMT, LLC, a Tennessee Limited Liability Company by Warranty Deed from Almost Eight, LLC, a Connecticut Limited Liability Company of record in Instrument No. 20190417-0035535, Register's Office for Davidson County, Tennessee, dated April 17, 2019 and recorded on April 17, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 305 Chapel Avenue, Nashville, TN 37206.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVR08 0305

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 20th day of April, 2020.

MTMT, LLC, a Tennessee Limited Liability Company

By: Marcella Tudeen
Marcella Tudeen, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, Notary Public, for the State and County, aforesaid, personally appeared Marcella Tudeen, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged herself to be the Member of Jackson MTMT, LLC, a Tennessee Limited Liability Company, and that she as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 20th day of April, 2020.

Notary Public
My Commission Expires: 9/16/2023

(Notary Seal)

SUNN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED