WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES: 5/3/2 (AFFIX SE

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

Karen Johnson Davidson County
Batch# 399569 DEEDWARR
05/13/2020 11:43:12 AM 2 pgs
Fees: $13.00 Taxes: $1,572.50

20200513-0049618

Y-P-20-103

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Shelby M. O'Neal and James A. Spencer	**New Owner**	
(NAME)	(NAME)	
103 Joyner Avenue		**119-05-0-400.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MT RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHELBY M. O'NEAL, A SINGLE WOMAN, AND JAMES A. SPENCER, A SINGLE MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being in the 6th (formerly 9th) Civil District, Being part of Lot 15, Subdivision of Blocks 1 and 2, Cumberland Nurseries of record in Plat Book 161, Page 35, in the Register's Office for Davidson County, Tennessee.

Lot No. 15 fronts 50 feet on the South side of Joyner Avenue and runs back between parallel lines, 150 feet, to an alley.

Being the same property conveyed to Pearl H. Ivey (LE) and Mattie P. H. Pratt by Final Decree Confirming Sale deed from Clerk and Master of record in Book 8091, page 502, Register's Office for Davidson County, Tennessee, dated May 26, 1989 and recorded on February 22, 1990.

Pearl H. Ivey having since died. Mattie P.H. Pratt having since died on March 11, 2007, leaving a Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 07P-721 and Last Will and Testament record in Instrument No. 20070319-0033236 and re-recorded in Instrument No. 20080318-0027101, Register's Office for Davidson County, Tennessee. Property now vests in Felicia A. Pratt.

Being the same property conveyed to MT Rental Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Felicia A. Pratt, a single woman of record in Instrument No. 20180801-0075444 Register's Office for Davidson County, Tennessee, dated July 30, 2018 and recorded on August 01, 2018.

This conveyance is subject to:

- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 35, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **103 Joyner Avenue, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 11th DAY OF MAY, 2020.

MT Rental Properties, LLC

BY: _____
Servio T. Arias
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SERVIO T. ARIAS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MT RENTAL PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of May, 2020.

_____
Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E GRONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212