Karen Johnson Davidson County
Batch# 435589 DEEDWARR
07/10/2020 03:06:14 PM 2 pgs
Fees: $13.00 Taxes: $999.00
20200710-0075742

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2020.

Notary Public
MY COMMISSION EXPIRES:
File No. G20-9477

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
MT Rental Properties, LLC (NAME)	Same as Owner (NAME)	148-12-0-034
1617 21st Avenue N (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Donnie Reed and Shelia Reed, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MT Rental Properties, 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:

LAND in Davidson County, Tennessee, being Lot No. 39 on the Plan of Lori Heights, as of record in Book 3106, Page 123, in the Register's Office for Davidson County, Tennessee.

SAID Lot fronts 70 feet on the easterly side of Lori Drive and runs back 202.24 feet on the northerly line and 202.22 feet on the southerly line to the westerly right of way line of the L. & N. Railroad, as established on said plan, on which it measures 70 feet.

BEING the same property conveyed to Donnie Reed and Shelia Reed, husband and wife, by Warranty Deed from Katherine Hamby, an unmarried woman, dated 3/6/2020 and recorded 3/9/2020 in Instrument Number 20200309-0025986, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 3106, page 123, Register's Office for Davidson County, Tennessee.

2. Restrictions as recorded in Record Book 3407, page 195, Register's Office for Davidson County, Tennessee.

3. Subject to Sanitary Sewer and/or Storm Drainage Easement of record in Book 5360, Page 340; Register's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-F20-9478

4. Subject to Easement to U. S. Sprint Communications Company of record in Instrument Number 20140114-0003779;Register's Office for Davidson County, Tennessee.

The 2019 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 4708 Lori Drive, Antioch, TN 37013.

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. Whenever 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 7th day of July, 2020.

Donnie Reed

Shelia Reed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of July, 2020, before me personally appeared Donnie Reed and Shelia Reed, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 7th day of July, 2020.

Notary Signature
My commission expires: 3/21/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066