BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 437782 **DEEDWARR**
07/15/2020 11:01:46 AM 2 pgs
Fees: $13.00 Taxes: $519.85

20200715-0077391

STATE OF TENNESSEE
COUNTY OF _____
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2023

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-8300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael Haddock	MHMD Investment Group	
(NAME) 1726 16th Avenue North	(NAME) 4301 Hillsboro Pk Ste 100	081 11 0 320.00
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville TN 37215	
(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 considerations, the receipt of which is hereby acknowledged, **We CoCo Properties LLC a Tennessee limited liability company.** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **MHMD Investment Group, LLC, a Tennessee limited liability company** hereinafter called the GRANTEE(S), his/her/their 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 the Northerly half of Lot No. 294 on the Plan of D T McGavock Wetmore and Other's Second Addition called the Addition to the Town of McGavock as of record in Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 294 fronts 50 feet on the Easterly side of 16th Avenue North formerly Hendershot Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to CoCo Properties, LLC, a Tennessee limited liability company by Warranty Deed from Deep River Development, a Tennessee limited liability company, and Andrew Tilghman, a married man, dated 04/25/2018 and recorded 04/30/2018, of record in Instrument 201804300040190, Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

File No.: 822441
Warranty Deed TN

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved ☒

This is improved ☐ 1726 16th Avenue North, Nashville, TN 37208

(House Number) (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 GRANTEE(S), his/her/their 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), his/her/their 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.

Effective the 14th day of July, 2020.

CoCo Properties LLC, a Tennessee limited liability company.

By: _____

Timothy Cochran, Managing Member

State of TN

County of Wilson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Timothy Cochran , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself** to be the** Member the within named bargainor, a Tennessee Limited Liability Company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Timothy Cochran, as such** Member.

**= Managing

Witness my hand and Official seal this 14th day of July, 2020.

_____

Notary Public:

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122