Karen Johnson Davidson County
Batch# 438893 DEEDWARRSP
07/16/2020 09:54:30 AM 5 pgs
Fees: $28.00 Taxes: $4,514.00
20200716-0077907

This Instrument Prepared by:
Paul F. Soper
2323 21st Avenue, S., Ste. 502
Nashville, TN 37212

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
MCD Holdings, LLC 521 Greenstone Lane Mt. Juliet, TN 37122	New Owner	118-02-0-162.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ATP INVESTMENTS, LLC**, a Tennessee limited liability company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MCD HOLDINGS, LLC,** a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, ***against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.***

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 Grantor's hand, this 15th day of July, 2020.

ATP INVESTMENTS, LLC

By:_____
Joong Seo, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOONG SEO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the SOLE MEMBER of ATP INVESTMENTS, LLC, the within-named bargainor, a Tennessee limited liability company, and that he, as SOLE MEMBER, executed the within instrument for the purposes therein contained on behalf of the company, by signing the name of the company by himself as SOLE MEMBER.

Witness my hand and official seal at Nashville, TN, this 15th day of July, 2020.

_____
Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,220,000.00.

_____
Affiant

Subscribed and sworn before me this 15th day of July, 2020.

_____
Notary Public

PAUL F. SOPER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1/3/22

EXHIBIT "A"
Legal Description

Land in Davidson County, Tennessee, being Lot(s) 44, as shown on the map entitled Kirkwood Heights, of record in Plat Book 1130, Page 17, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ATP INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JAMES E. PATE, of record as Instrument No. 20181203-0117904, dated November 30, 2018, said Register's Office.

EXHIBIT "B"
Permitted Exceptions

1. Matters shown on the Plan of record in Plat Book 1130, Page 17, said Register's Office.

2. Sanitary Sewer Easement of record in Book 5306, Page 625, said Register's Office.

3. Ingress and Egress Easement of record in Instrument No. 20090929-0090321, said Register's Office.

4. Subject to any creek or branch running through or along the boundary line of subject property.

True Copy Certification

I, **PAUL F. SOPER**, do hereby make oath that I am a licensed attorney and/or the 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.



Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 9/7/2021

Notary Seal (if on paper)

