BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 565978 DEEDWARR
02/02/2021 10:17:02 AM 2 pgs
Fees: $13.00 Taxes: $1,500.35

20210202-0014842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 DAY OF February, 2021

Notary Public

MY COMMISSION EXPIRES: 10/2/23

(AFFIX SEAL) NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dylan Thomas Spriggs	Mortgage Research Center LLC dba Veterans United Home Loans	
(NAME)	(NAME)	
1810 Knowles St	3212 A Lemone Industrial Blvd.	081 15 0 162.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Colombia, MO 65201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **MHMD INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DYLAN THOMAS SPRIGGS, UNMARRIED,** 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 the Easterly 9 feet of Lot No. 32 and the Westerly 26 feet of Lot No. 31 on the Map of J.M.T.J and G.W. Hardings Addition to Nashville, as of record in Book 21, Page 80, Register's Office for said County.

Said Parts of Lots Nos. 31 and 32 front together 35 feet on the Northerly side of Knowles, formerly Thompson or Royal Street and runs back between lines 150 feet, more or less, to an alley, measuring 31 feet, more or less, thereon.

Being the same property conveyed to Michael Haddock, Married and Michael Davis, Unmarried, As Tenants in Common, by Warranty Deed from Greta Bonita Harrison, Married, of record in Instrument No. 20191230-0134223, in the Register's Office of Davidson County, Tennessee, dated December 27, 2019 and recorded on December 30, 2019.

Being the same property conveyed to MHMD Investment Group, LLC, A Tennessee Limited Liability Company, by Quitclaim Deed from Michael Haddock, Married and Michael Davis, Married, of record in Instrument No. 20200116-0005999, in the Register's Office of Davidson County, Tennessee, dated January 10, 2020 and recorded on January 16, 2020.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

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

unimproved
This is improved x property, known as 1810 Knowles St, 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 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. 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 hand this 1st day of February, 2021

MHMD INVESTMENT GROUP, LLC

BY: _____

MICHAEL DAVIS, MANAGER

BY: _____

MICHAEL HADDOCK, MANAGER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Michael Davis and Michael Haddock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be Managers of MHMD Investment Group, LLC the within named bargainor, a limited liability company and that they as such Managers, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managers.

Witness my hand and official seal this 1st day of February, 2021.

Commission expires: 10/2/23

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.