Karen Johnson Davidson County
Batch# 568841 DEEDWARR
02/05/2021 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $4,011.26
20210205-0016663

WARRANTY DEED

SHANNON R. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 03/17/2024

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, ~~FOR THIS~~ TRANSFER IS$ **1,084,123.50**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS
4th day of February, 2021

Notary Public

MY COMMISSION EXPIRES: 3.17.2024
(Affix Seal)

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 104 Cherokee Road, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS **MJD Investments, LLC**	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
8 Foxhall Close	Same as Owners	71-8-260.0
Nashville, TN 37215		
(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, ***Burma F. Moreland, Trustee of the Moreland Family Trust, dated March 24, 2004, Arthur H Moreland and Burma F. Moreland, Trustors and/or Trustees,*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***MJD Investments, LLC, a 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:

Being Lot No. 11 on the Map of Trinity Heights, T. W. Crutcher, Trustee's Subdivision of Lot No. 3 of the William White Land, as of record in Book 332, Page 4, Register's Office for Davidson County, Tennessee.

Said Lot No. 11 fronts 100 feet in the Southerly side of Trinity Lane and runs back 173.41 feet on the Easterly line and 172.32 feet on the Westerly line an alley, measuring 100 feet thereon.

Included in the above description but expressly excluded from this conveyance is the right-of-way easement to Metro Government of Nashville and Davidson County, Tennessee, of record in Book 8333, Page 864, said Register's Office.

Being the same property conveyed to The Moreland Family Trust, dated March 24,2004, Arthur H. Moreland and Burma F. Moreland, Trustors and/or Trustees by QuitClaim Deed from Arthur H. Moreland and Wife, Burma F. Moreland dated 03/24/2004 and filed for record on 03/29/2004 of record in Instrument No. 20040329-0035154 , said Register's Office for said County. The said Arthur H. Moreland died on 1/27/2013.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **328 East Trinty Lane, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 on this 4th day of February, 2021.

Burma F. Moreland, Trustee

Burma F. Moreland, Trustee of Moreland Family Trust dated March 24, 2004, Arthur H Moreland and Burma F Moreland, Trustors and/or Trustees

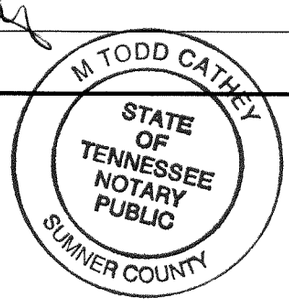
STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Burma F Moreland, Trustee of Moreland Family Trust dated March 24, 2004, Arthur H Moreland and burma F Moreland, Trustors and/or Trustees,** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of February, 2021.

Commission Expires: 3/2/21

Notary Public



True Copy Certification

I, Russell J. McCann, 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 Williamson

Personally appeared before me, Alicia Hamilton, a notary public for this county and state, Russell J. McCann 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: _____

Notary' Seal

ALICIA R HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
JULY 26, 2021