Karen Johnson Davidson County
Batch# 638087 DEEDWARR
05/18/2021 09:33:03 AM 2 pgs
Fees: $13.00 Taxes: $1,356.05
20210518-0066666

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Elizabeth Anne Franks
608 S 11th Street
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE
FIRST BANK
722 COLUMBIA AVE.
FRANKLIN, TN 37064

MAP 094
GROUP 01 0
PARCEL 008.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mission Properties, LLC., a Tennessee Limited Liability CompanyMember** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Elizabeth Anne Franks and Timothy Berberich, wife and husband,** hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

Being Lot No. 40 on the Plan of Hobsons Addition to Edgefield, of record in Plat Book 21, Page 72, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Mission Properties, LLC, by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated December 3, 2009 and filed of record December 9, 2009 in Instrument No. 20091209-0112433, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the following matters:

1. 2021 taxes and subsequent years
2. Matters shown on the recorded plat of Hobson Addition to Edgefield, of record in Book 21, Page 72, said Register's Office.
3. Property is subject to any and all restrictions, easements, and conditions of record and/or not previously recorded in Register's Office for Davidson County.

This is improved property known as 608 S 11th Street, Nashville, Tennessee 37206.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Elizabeth Anne Franks and Timothy Berberich, wife and husband, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and

possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 our hands this the 17th day of May, 2021.

Mission Properties, LLC., a Tennessee Limited Liability CompanyMember

L Wallace, member

By: Lane Wallace, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Mission Properties, LLC., a Tennessee Limited Liability Company,** the within named bargainor, Lane Wallace, and that he as such Member, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the **Tennessee Limited Liability Company** as such Member.

WITNESS my hand and official seal at office this 17th day of May, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires January 23, 2023

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $366,500.00.

AFFIANT

Subscribed and sworn to before me on this 17th day of May, 2021.

NOTARY PUBLIC My Commission Expires
My Commission Expires: ~~January 23, 2023~~

JAMES C SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY