BOX 10-A

WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 665047 **DEEDWARR** 06/25/2021 11:24:47 AM 2 pgs Fees: $13.00 Taxes: $610.50 20210625-0086479	The actual consideration or value, whichever is greater, for this transfer is **$165,001.00.** Affiant Subscribed and sworn to before me, this the 24th day of June, 2021. Notary Public My commission expires: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
MHMD Investment Group, LLC	**"NEW OWNER"**	**081-14-0-098.00**
4301 Hillsboro Pike, Ste 100		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Tim Gregath and wife, Kay Gregath

HEREINAFTER CALLED THE GRANTORS, 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 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 south 42 1/2 feet of Lot No. 15 and the North 7 1/2 feet of Lot No. 16 on the plan of Subdivision of Georgia Industrial Realty Co's North Nashville Property of record in Plat Book 421, Page 188, said Register's Office for Davidson County, Tennessee,

Said parts of said lots adjoin and front together 50 feet on the easterly side of 24th Avenue North, and run back between parallel lines 210 feet, more or less, to the west line of Lot Nos. 9 and 19 on said Plan.

Being the same property conveyed to Tim Gregath and wife, Kay Gregath by Deed dated August 11, 2020, from Donald E. Wade, unmarried of record in Instrument No. 20200814-0091303, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record in Plat Book 421, Page 188, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.**

2) **Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property known as 1614 24th Ave N, Nashville, TN 37208.

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 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.

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

Witness my/our hand(s) this 24th day of June, 2021.

Tim Gregath **Kay Gregath**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Tim Gregath and Kay Gregath,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **June, 2021.**

Notary Public

My Commission Expires: 11/8/21

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON