WARRANTY DEED

Karen Johnson Davidson County
Batch# 733403 DEEDWARR
10/11/2021 09:13:35 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20211011-0136057

LR-MIP-21-3349

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Harold Logan Wall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 12/14/24
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Harold Wall	**Churchhill Mortgage**	
(NAME)	(NAME)	**080-07-0-067.00**
3349 Hospital Ln	**1749 Mallory Lane, Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MEMPHIS INVESTMENT PROPERTIES III LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HAROLD LOGAN WALL, AN UNMARRIED MAN, AS TO AN UNDIVIDED 50% INTEREST AND DONALD L. DUBERVILLE, A MARRIED MAN, AS TO AN UNDIVIDED 50% INTEREST, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 421 on the Plan of Bordeaux Hills, Section Seven, as of record in Book 3842, Page 73, Register's Office for said County. Said Lot No. 421 fronts 54.0 feet on the westerly side of Hospital Lane extends back 146.89 feet on the northerly line and 146.95 feet on the southerly line, to a dead line in the rear, measuring 61.77 feet thereon.

Being the same property conveyed to Memphis Investment Properties III LLC, a Tennessee limited liability company by Warranty deed from Rebuilt Realty LLC, a Kentucky limited liability company of record in Instrument No. 20210625-0086633 Register's Office for Davidson County, Tennessee, dated June 02, 2021 and recorded on June 25, 2021.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3842, Page 73, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4037, Page 588, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3349 Hospital Ln, Nashville, Tennessee 37218**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 8th DAY OF OCTOBER, 2021.

Memphis Investment Properties III LLC, a Tennessee limited liability company

BY: _____
Bradley A. Reedy
Member

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Shelby - TN

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY A. REEDY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of MEMPHIS INVESTMENT PROPERTIES III LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th of October, 2021.

_____
Notary Public
My Commission Expires: April 21, 2024
(SEAL)

TRACY HOUSE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 04-21-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212