# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,635,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

MARGARET R. MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

O-SB-BR-21-6021

Karen Johnson Davidson County
Batch# 794328 **DEEDWARR**
01/24/2022 10:34:20 AM 2 pgs
Fees: $13.00 Taxes: $6,052.83

20220124-0008548

**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) |
|---|---|---|
| **Charo Mae Compton and William Compton** | **Ozarks Federal S&L** | |
| (NAME) | (NAME) | **116-13-0-083.00** |
| **6021 Post Rd** | **2 E. Columbia** | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37205** | **Farmington, MO 63640** | |
| (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, **MFI NASHVILLE, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARO MAE COMPTON AND WILLIAM COMPTON, WIFE AND HUSBAND,** 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. 49 on the Plan of Harding Park of record in Book 2331, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No 49 fronts 135 feet on the East side of Post Road and runs back between lines, 203.8 feet on the North line and 198.6 feet on the South line to the West right-of-way line of the N.C. & St. L. Railroad on which it measures 95 feet.

Being the same property conveyed to MFI Nashville, LLC by Warranty deed from Music City Financial, LLC, a Texas Limited Liability Company of record in Instrument No. 20200128-0010037 Register's Office for Davidson County, Tennessee, dated January 24, 2020 and recorded on January 28, 2020.
Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty deed from Patsy Ann Carder, Trustee of the Houston W. Caldwell Living Trust dated September 22, 2017 of record in Instrument No. 20200127-0009476 Register's Office for Davidson County, Tennessee, dated January 24, 2020 and recorded on January 27, 2020.

This conveyance is subject to:
- Taxes for the year 2022 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 2331, Page 120, 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: **6021 Post Rd, Nashville, Tennessee 37205**.

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 12 DAY OF NOVEMBER, 2021.

MFI Nashville, LLC
By: MFI Limited, a California limited partnership,
Its sole member

By: _____
Andrew D. Mangano, managing member,
of ALM Holdings, LLC, Its general partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANDREW D. MANGANO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Managing Member of ALM Holdings, LLC, General Partner of MFI Limited, CA LP, the Sole Member of MFI NASHVILLE,LLC the within named bargainor, a limited liability company, and that he/she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12 of November, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)




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