Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-22-3842

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of August, 2022

Notary Public

Commission Expires: 2/21/2024

JOHN T. COBBLE
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
The Colfax Group Inc 1930 16th Avenue North Nashville, TN 37208	new owner 2276 Sanctuary Ct Naperville, IL 60564	081 07 3A 001.01

WARRANTY DEED

FOR AND IN 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, I/WE,

M&H Partners, a Tennessee Partnership

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

The Colfax Group Inc

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. 60 and the Northerly 2 feet of Lot No. 59 on the Map of W. M. Buttler's Subdivision, as of record in Book 57, Page 98, and Register's Office Davidson County, Tennessee. Said part of Lot No. 59 and all of Lot No. 60 front together 52 feet on the easterly side of 16th. Avenue North and run back between parallel lines 140.6 feet to an alley.

BEING a portion of the same property conveyed by Warranty Deed from Paul A. Evans and wife, Willia C. Evans to M & H Partners, recorded April 23, 2021, as Instrument No. 20210423-0054476 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1930 16th Avenue North, Nashville, TN 37208

Karen Johnson Davidson County
Batch# 904121 DEEDWARR
08/16/2022 12:11:42 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00

20220816-0092789

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1H-EXT-22-H30

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, their heirs and assigns forever; and we so 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.

Dated this the 10th day of August, 2022.

M&H Partners, a Tennessee Partnership

By: _____
Craig Edward Morren, Owner-Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of August, 2022, before me personally appeared Craig Edward Morren, Owner-Partner of M&H Partners, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of August, 2022.

_____
Notary Signature
My commission expires: 2/21/2024

JOHN T. COBBLE
STATE OF TENNESSEE NOTARY PUBLIC
SEVIER COUNTY