WARRANTY DEED

Karen Johnson Davidson County
Batch# 1026694 DEEDWARR
07/14/2023 03 02 41 PM 2 pgs
Fees $13 00 Taxes $1,451 88

20230714-0054263

LR-MIP-23-3715

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,400 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

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)
Jay C Magruder	**Mortgage Research Center, LLC DBA Veterans United Home Loans**	
(NAME)	(NAME)	**136-03-0C-121 00-CO**
3715 Colonial Hermitage Dr.	**1400 Forum Blvd, Suite 18**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Columbia, MO 65203**	
(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,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JAY C MAGRUDER, SINGLE MAN,** 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 36 on the Plan of Section Two, Heritage Village of Priest Lake Park of record in Plat Book 5200, Page 106, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Memphis Investment Properties III, LLC, a Tennessee limited liability company by Warranty from Kristen M. Buchanan and husband, Allan J Buchanan of record as Instrument Number 20220825-0095899, Register's Office for Davidson County, Tennessee, dated August 18, 2022 and recorded on August 25, 2022

This conveyance is subject to.

- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 106, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5562, page 833, Book 5097, Page 855, as amended in Book 5192, Page 243, Book 5292, Page 747, Book 5292, Page 749, Book 5459, Page 679 and Instrument Number 20140314-0021490, Register's Office for Davidson County, Tennessee
- Articles of Incorporation of record in Book 6418, Page 478, 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: **3715 Colonial Heritage Dr, Nashville, Tennessee 37217**

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 11th DAY OF JULY, 2023.

Memphis Investment Properties III, LLC

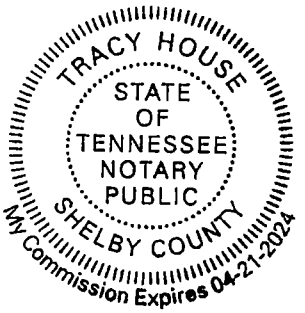
BY _____
Brad Reedy
Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD 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 AUTHORIZED MEMBER of MEMPHIS INVESTMENT PROPERTIES III, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th of July, 2023

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



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