WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/09 11:21 3 pgs
Fees:18.00 Taxes:552.72
20090820-0078454

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $149,384.38

Affiant

Subscribed and sworn to before me, this the 17th day of August, 2009.

Notary Public

My commission expires: 05/03/2010

(AFFIX SEAL)

JENNIFER L. LEWIS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Emily Murphy	Guaranty Trust Co.	**Map 161-15-0-B, Parcel 041CO**
2306 Zermatt Avenue	PO Box 1218	
Nashville, TN 37211	Murfreesboro, TN 37133	

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, WE,

MACS Development Group, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily Murphy, unmarried

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 Unit No. 204 together with the private elements appurtenant thereto, on the plan of RoseMonte, Phase 2 (hereinafter referred to as the "Plan"), a Horizontal Property Regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed of RoseMonte Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20051117-0138877, and First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of RoseMonte Townhomes, shown on Exhibit "B" to the First Amendment to Master Deed of RoseMonte Townhomes, of record in Instrument No. 20070517-0059078, and Amendment of record in Instrument No. 20090617-0056111, for a more complete identification and description of said Unit.

Being part of the same property conveyed to MACS, LLC, a Tennessee limited liability company by Deed from MDN, LLC, a Tennessee limited liability company, of record in Instrument No. 20090109-0002242, dated December 19, 2008, and by Scrivener's Affidavit correcting the name of the Grantee to read MACS Development Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20090618-0056701, dated June 17, 2009, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Master Deed and By-Laws of Rosemonte Townhomes, of record in Instrument No. 20051117-0138877 and as amended in Instrument No. 20070517-0059078, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (_X__) Unimproved (____) property, known as **2306 Zermatt Avenue, Nashville, TN 37211**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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.

Witness its hand by its duly authorized officer this 17th day of August, 2009.

MACS Development Group, LLC

By:_____

Mohsen Malakouti Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mohsen Malakouti, Member** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the **Member** of **MACS Development Group, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Mohsen Malakouti** as **Member.**

Witness my hand, at office at Nashville, Tennessee, this **17th** day of **August, 2009.**

Notary Public

My Commission Expires: 10-21-12

KATHY HAND
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Notary Public

My Commission Expires: June 20, 2011

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