BOX #14A

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100069314 DEEDWARR
Recvd: 11/02/10 09:03 2 pgs
Fees:13.00 Taxes:603.95
20101102-0087555

State of Tennessee )
County of Davidson )

G#22732-2

The actual consideration or value, whichever is greater, for this transfer is **$163,230.00.**

Affiant

Subscribed and sworn to before me, this the 29th day of October, 2010.

Notary Public

My commission expires: 10-21-12

(AFFIX SEAL)

KATHY HAND STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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 |
|---|---|---|
| **Stephanie Ann Swartz** | **Pinnacle National Bank** | **Map 161-15-0-B Parcel 071.00co** |
| **3537 Steffisburg Drive** | **150 3rd Avenue South, Suite 900** | |
| **Nashville, TN 37211** | **Nashville, Tennessee 37201** | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**MACS Development Group, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

**Stephanie Ann Swartz, an unmarried woman**

HEREINAFTER CALLED THE GRANTEE, HER 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. 234 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, said Register's Office, for a more complete identification and description of said Unit.**

**BEING part of the same property conveyed to MACS Development Group, LLC, a Tennessee limited liability company, by Warranty Deed dated June 28, 2010, from MDN, LLC, a Tennessee limited liability company, of record in Instrument No. 20100629-0050710, Register's Office for Davidson County, Tennessee.**

**THIS conveyance is subject to Master Deed and By-Laws for the Planned Unit Development, of record aforementioned, 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 were paid by the Grantor herein.**

This is improved property, known as: 3537 Steffisburg Drive, 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 29th day of October, 2010.

**MACS Development Group, LLC, a Tennessee limited liability company**

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,** 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 **29th** day of **October, 2010.**

Katherine Goodson
**Notary Public**

**My Commission Expires:** May 2, 2011

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.