WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160053694 DEEDWARR
Recvd: 06/23/16 14:15 2 pgs
Fees:13.00 Taxes:1295.00
20160623-0064239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/27/18

(AFFIX SEAL)

KRISTI MCCOY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MACK Props, LLC	Michael Lohmann	
(NAME)	(NAME)	
230 Governors Way	230 Governors Way	Map 81-8
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	Parcel 222
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **MALNE HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MACK PROPS, LLC,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Lot No. 452 on the Plan of North Nashville Real estate Company's Plan of Lots of record in Book 21, page 105, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Malne Holdings, LLC, a Tennessee Limited Liability Company, by deed from Barbara Williams Owens, married, of record in Instrument No. 20160516-0048432, AND BY Quitclaim Deed of record in Instrument No. 20160623-0064238 Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; and all matters appearing on the plan of record in Book 21, Page 105, said Register's Office.

unimproved
This is improved x property, known as 1809 6th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

Witness my hand this 17 day of June, 2016

MALNE HOLDINGS, LLC

BY: _____

MARTIN LOVELACE, SOLE MEMBER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Martin Lovelace, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Member of Malne Holdings, LLC the within named bargainor, a limited liability company and that he as such Sole Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal at Nashville, Tennessee this 17 day of June, 2016.

Commission expires:

_____
Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019