WARRANTY DEED

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires May 22, 2019

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of August, 2016.

Patti Robitaille
Notary Public

MY COMMISSION EXPIRES: 05/22/2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Celisa M. Ellis	Celisa M. Ellis	034-01-0A-002.00
(NAME)	(NAME)	
411 School Pass	411 School Pass	Davidson County DEEDWARR Recvd: 09/02/16 09:52 3 pgs Fees:18.00 Taxes:1202.50 **20160902-0092457**
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Madison TN 37115	
(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 considerations, the receipt of which is hereby acknowledged, **MSK Properties, LLC, a minnesota Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Celisa M. Ellis and Willie C. Scarbrough, tenants in common**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, being Unit A, of Rivergate Professional Building, a Professional Office Condominium, as shown on the Master Deed recorded in Book 10222, Page 752, Register's office for Davidson County, Tennessee, together with an undivided interest in the common elements appurtenant said unit as Book 10222, Page 767, Register's office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to MSK Properties, LLC, a Minnesota limited liability company by Special Warranty Deed filed 07/24/2014 from the Federal Deposit Insurance Corporation of record in Instrument 201407240065895, Register's Office for Davidson County, Tennessee.

Subject to (1) Any government zoning and subdivision ordinances or regulations in effect thereon (2) Master Deed and Association Agreement as recorded in Book 10222, Page 767. (3) All common areas as shown on the Master Deed recorded in Book 10222, Page 752 and Book 10222, Page 767. (4) Sanitary Sewer Easement of record in Book 4388, Page 599, Register's office for Davidson County, Tennessee. (5) Taxes for the year 2016 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 313 B Bluebird Drive, Unit A, Goodlettsville, TN 37072
(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 GRANTEE(S), their heirs and/or 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/or 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 31 day of August, 2016

MSK PROPERTIES, LLC

Steve Person
Chief Manager

State of Minnesota
County of Hennepin

Personally appeared before me, a notary public in and for the state and county aforementioned, Steve Person with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of MSK Properties, LLC and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and seal this 31st day of August, 2016.

Notary Public ~~Patti Robitaille~~
My Commission Expires: 1/31/21

DAWN MARIE JORGENSON
Notary Public
Minnesota
My Commission Expires
Jan 31, 2021

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Patti Robitaille, do hereby make oath that I am a licensed attorney and/or 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.

Patti Robitaille

Signature

State of **Tennessee**

County of WILLIAMSON

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

Michelle Lee Pepper

Notary's Signature

My Commission Expires: May 22, 2019

Notary' Seal (if on paper)

