WARRANTY DEED

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of October, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ashley Simpson Mattingly	new owners	082090p1300co
(NAME)	(NAME)	
173 Alfred Ladd Rd		
(ADDRESS)	(ADDRESS)	
Franklin TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **103 Summer Street LLC By MRK Development, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ashley Simpson Mattingly amd Philip Mattingly, Jr., Wife and Husband,** 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 103, SUMMER STREET LOFTS, as established under Master Deed of record in Instrument 20061215-0154790, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to 103 Summer Street, LLC by Warranty Deed of record in Instrument No. 20080626-0066027, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 500 Madison Street, Unit# 103, 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.

BILL GARRETT, Davidson County
Trans:T20160088119 DEEDWARR
Recvd: 10/06/16 11:27 2 pgs
Fees:13.00 Taxes:858.40
20161006-0105768

Witness my/our hands this 4th day of October, 2016.

103 Summer Street, LLC by MRK Development, LLC

By: Michael Roos, Member

103 Summer Street, LLC by MRK Development, LLC

By: Katherine Roos, Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Roos and Katherine Roos, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged such person to be the Member of MRK Development, LLC, the within named bargainor, a limited liability company, and that such Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the MRK Development, LLC as Member.

WITNESS my hand and seal this 4th day of October, 2016.

Notary Public
My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

File No.: 11329