Prepared by:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0939-16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170023387 DEEDWARR
Recvd: 03/20/17 11:23 2 pgs
Fees:13.00 Taxes:1202.50
20170320-0026835

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of March, 2017

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	
Wasiem N. Hamadeh 2109-B 11th Avenue N Nashville, TN 37208	New owner	Map/parcel: 081-03-OS-002.00

WARRANTY DEED

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, I/WE

MG Gran LLC, a Tennessee Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wasiem N. Hamadeh, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS 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 B of the "2109 11th Avenue North Townhomes", as established by the Declaration of Covenants, Conditions and Restrictions for 2109 11th Avenue North Townhomes of record in Instrument No. 20160818-0086547, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING PART of the same property conveyed to MG Gran, LLC, a Tennessee limited liability company, by Warranty Deed from Charity Conner, dated 6/15/16 and recorded 6/17/16 in Instrument No. 20160617-0061586; and being part of the same property previously conveyed to Charity Conner by Quitclaim Deed from Lisa Conner, dated 2/18/16 and recorded 2/26/16 in Instrument No. 20160226-0018441; and being part of the same property previously conveyed to Lisa Conner by Quitclaim Deed from FAM Night / dba / Lisa Brown (unmarried), dated 8/27/04 and recorded 9/3/04 in Instrument No. 20040903-0107114; and being part of the same property previously conveyed to FAM Night by Final Decree Confirming Sale from Claudia C. Bonnyman, Clerk and Master for Davidson County, Tennessee, dated 1/17/96 and recorded 1/25/96 in Book 9927, Page 186, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2109-B 11th Avenue N Nashville, TN, 37208

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), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the ~~13th~~ 14th day of March, 2017

MG Gran LLC, a Tennessee Limited Liability Company

BY: _____
Bert McCarter, Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Bert McCarter** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be a Member of MG Gran, LLC and that he as such Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Member

Witness my hand and official seal this ~~13th~~ 14th day of March, 2017

_____
Notary Public

My Commission Expires: 7-6-2020

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

GERALD FISCHER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD