G#29609-2

WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$445,000.00**.

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2017.

Notary Public

My commission expires:_____
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20170034596 DEEDWARR
Recvd: 04/25/17 09:30 2 pgs
Fees:13.00 Taxes:1646.50

20170425-0040290

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kendahl Shearer	new owner	**073130E00200CO**
2716 B Mailan Drive		
Nashville, TN 37206		

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,

McMan Investments, GP, a Tennessee general partnership

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

Kendahl Shearer, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. B on the Plan of 2716 Mailan Drive Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for 2716 Mailan Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151229-0130314, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of 2716 Mailan Drive Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20151229-0130314, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

BEING part of the same property conveyed to Peggy Newman by Warranty Deed dated November 20, 2015, from Anthony W. Brewster, Jr., sole Heir-at-Law of Anthony W. Brewster (Sr.) and joined by Anthony W. Brewster, Jr., as Administrator of the Estate of Anthony W. Brewster, Sr., of record in Instrument No. 20151123-0118413, Register's Office for Davidson County, Tennessee. And further being part of the same property conveyed to McMan Investments, GP, a Tennessee general partnership, by Quitclaim Deed dated July 8, 2016, from Peggy Newman, of record in Instrument No. 20160718-0073522, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as set out on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20151229-0130314, said Register's Office;

2) Declaration of Covenants, Conditions and Restrictions for 2716 Mailan Drive Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151229-0130314, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto;

3) Subject to all matters shown on the plan of record in Book 1835, page 90, Register's Office for Davidson County, Tennessee; and,

4) Taxes for the current year which have been prorated and assumed by the Grantee herein and the subsequent years, not yet due and payable.

This is improved property, known as: **2716 B Mailan Drive, Nashville, TN 37206**.

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 21st day of April, 2017.

McMan Investments, GP, a Tennessee general partnership

By: Peggy Newman

Peggy Newman, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Peggy Newman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Managing Partner** of **McMan Investments, GP, a Tennessee general partnership**, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by the said **Peggy Newman** as **Managing Partner.**

Witness my hand, at office in Nashville, Tennessee, this **21st** day of **April, 2017.**

My Commission Expires:

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public