Davidson County DEEDWARR
Recvd: 04/27/17 10:12 3 pgs
Fees:18.00 Taxes:1220.63
20170427-0041341

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0248-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Susan Calhoun
Affiant

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Feb 2, 2019

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of April, 2017

Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	
Kari Treasure 2109-A 11th Ave., North Nashville, TN 37208	Fifth Third Mtg. Co. 5001 Kingsley Drive MD - 1MOB2K Cincinnati, OH 45227	Map/parcel: 081-03-0S-001.00 CO

FRN- 172345

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

Kari Treasure, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), **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 A of the "2109 11th Avenue North Townhomes", as established by the Declaration of Covenants, Conditions and Restrictions for 2109 11th Avenue North Townhomes, including plan attached as an exhibit to same of record in Instrument Number 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 Number 20160617-0061586, Register's Office for Davidson County, Tennessee.

Subject to Declaration of Covenants, Conditions and Restriction and By-Laws of record in Instrument Number 20160818-0086547, HOA Charter of record in Instrument Number 20160826-0089429; and all existing easements and all other matters shown on prior plat or record in Book 57, page 63, Register's Office 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-A 11th Ave., North 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), its 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.

WITNESS MY HAND AND OFFICIAL SEAL this the 21st day of April, 2017

MG Gran, LLC, a Tennessee Limited Liability Company

By: Bert McCarter
its: Member

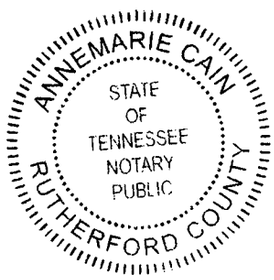
STATE OF TENNESSEE
COUNTY OF Rutherford

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 the Member of MG Gran, LLC, a Tennessee Limited Liability Company 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 21st day of April, 2017

Annemarie Cain
Notary Public

My Commission Expires: 2-20-18



True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY