Prepared by & Return to:
Ben Lewis , Attorney
Premier Land Title & Escrow, LLC
1173 Rock Springs Road Ste 110
Smyrna, TN 37167
File No.01115-17

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires May 27, 2019

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of May, 2017

Notary Public
My Commission Expires:

Address of New Owner	Send Tax Bills To:	
Zachary T. Yoneda 647 James Avenue, unit B Nashville, TN 37209	New Owner	Map/parcel: 090-08-0L-002.00

Davidson County DEEDWARR
Recvd: 05/05/17 11:59 3 pgs
Fees:18.00 Taxes:1332.00
20170505-0044796

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

MMA,LLC

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

Zachary T. Yoneda, 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 "647 James Avenue Townhomes Amended", as shown on Exhibit "F" of the Declaration of Covenants, Conditions and Restrictions for "647 James Avenue Townhomes" of record in Instrument Number 20160628-0065610, as amended in Instrument Number 20160808-0082110, 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 MMA, LLC by Warranty Deed from Donald Michael Flair, dated 6/6/16 and recorded 6/9/16 in Instrument Number 20160609-0058308, Register's Office for Davidson County, Tennessee.

BEING part of the same property previously conveyed to Donald Michael Flair, an unmarried person, by Quitclaim Deed from Eleanor Rest Flair, an unmarried person, dated 5/7/03 and recorded 5/12/03 in Instrument Number 20030512-0063298, 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: 647 James Avenue, unit B Nashville, TN, 37209

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.

Dated this the 4th day of May, 2017

MMA, LLC

BY: Gilbert McCarter
its: Member

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Gilbert 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 MMA, 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 the 4th day of May, 2017.

NOTARY PUBLIC
My Commission Expires: 9/18/19

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co., TN

True Copy Certification

I, Mitchell A. Watts, 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, W. Reid Solomon, a notary public for this county and state, Mitchell A. Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-27-19
Notary' Seal (if on paper)

