Prepared by & Return to:
Ben Lewis , Attorney
Premier Land Title & Escrow, LLC
1173 Rock Springs Road Ste 110
Smyrna, TN 37167
File No.0119S-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

BILL GARRETT, Davidson County
Trans:T20170047849 DEEDWARR
Recvd: 06/06/17 09:21 2 pgs
Fees:13.00 Taxes:1294.63
20170606-0056302

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2nd day of June, 2017

Notary Public
My Commission Expires: 6/19/18

Address of New Owner	Send Tax Bills To:	
Catherine Mannon 647 Unit D James Avenue Nashville, TN 37209	new owner	Map/parcel: 090-08-0K-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

MMA, 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

Catherine Mannon

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 D of "James Avenue Townhomes Amended", as shown on Exhibit "F" of the Declaration of Covenants, Conditions and Restrictions for "James Avenue Townhomes" of record in Instrument Number 20160628-0065609, as amended in Instrument Number 20160808-0082111, 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 Quitclaim Deed from MMA, LLC, dated 6/23/16 and recorded 6/28/16 in Instrument Number 20160628-0065608,Register's Office for Davidson County, Tennessee.

Being part of the same property previously 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.

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.

This is improved property known as: 647 Unit D James Avenue 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 2nd day of June, 2017

MMA, LLC, a Tennessee Limited Liability Company

By: Gilbert McCarter
Its; Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, 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 acknowledge Gilbert McCarter to be the Member, of MMA, LLC the within named bargainor, a Tennessee Limited Liability Company, and that Gilbert McCarter as such Member , as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by Bert W. McCarter as Member.

Witness my hand and official seal this 2nd day of June, 2017

Notary Public

My Commission Expires: 9/18/17

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co, TN