Davidson County DEEDWARR
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Fees:23.00 Taxes:1572.50
20170606-0056333

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THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33693-05-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 2nd day of June, 2017. Notary Public My Commission Expires:

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MAC, LLC 1028 Vaughn Crest Drive Franklin, TN 37069	Michael Carter 1028 Vaughn Crest Drive Franklin, TN 37069	Map and Parcel No.: 091 09 0 002 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ebert Investments, LLC, an Alabama limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MAC, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 6222 Robertson Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of June, 2017.

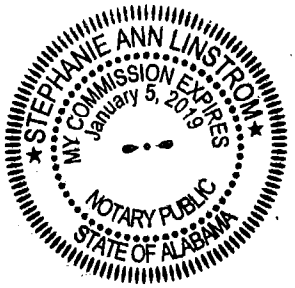
Ebert Investments, LLC,
an Alabama limited liability company

BY:_____
Herbert Beville, Jr., Managing Member

STATE OF ALABAMA
COUNTY OF JEFFERSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Herbert Beville, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Ebert Investments, LLC, an Alabama limited liability company and as such Managing Member executed the foregoing instrument for the purpose therein contained, by signing the name of the company as its Managing Member

WITNESS my hand and seal, this 2nd Day of June, 2017.



Stephani Ann Linstrom
Notary Public
My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 and part of a 12 foot closed alley lying adjacent to said Lot No. 1 on the Plan of Subdivision of Lot No. 28 & part of 30 of the B.F. Cockrill Estate, as shown on Plat of record in Plan Book 332, page 2, said Register's Office, to which reference is hereby made for a more complete description.

Said Lot No. 1 fronts 100 feet on the northerly margin of Robertson Avenue and runs back betwen parallel lines 152 feet, which includes the easterly 100 feet of 12 foot Alley No. 1505 closed by Metro Ordinance No. 64-325.

Included in the above but excluded therefrom is the portion of the 12 foot alley described in the Warranty Deed of record in Instrument No. 20151113-0115637 and corrected by Scrivener's Affidavit of record in Instrument No. 20151120-0117931, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ebert Investments, LLC, an Alabama limited liability company by deed dated February 7, 2017 from JH104, LLC, a Tennessee limited liability company of record in Instrument No. 20170208-0013132, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 091 09 0 002 00.
2. All matters appearing on the Plan of record as Book 332, page 2, Register's Office for Davidson County, Tennessee.
3. Subject to a street closing and any easements retained in Ordinance No. 64-325 filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

