BILL GARRETT, Davidson County
Trans:T20170053036 DEEDWARR
Recvd: 06/21/17 09:46 2 pgs
Fees:13.00 Taxes:1405.63
20170621-0062325

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Mack Props, LLC, a Tennessee Limited Liability Company, hereinafter known as the Grantor, has this day bargained and sold and does hereby transfer and convey unto Steven J. Eggart, Jr, an unmarried man, hereinafter known as the Grantee, his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5906 Deal Avenue Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record as Instrument No 20160823-0088063 and being shown on Plat attached there to Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Karen Rayburn, an unmarried woman by Warranty Deed from Ronald J. Peters and Donna J. Peters, and Robert W. McNail, II of record in Book 9593, Page 237, Register's Office for Davidson County, Tennessee, dated January 31, 1995 and recorded on February 10, 1995

Being the same property conveyed to Mack Props, LLC, a limited liability company by Warranty Deed from Karen Rayburn aka Karen Diane Boswell, unmarried of record in Instrument No. 20160715-0072725 Register's Office for Davidson County, Tennessee, dated July 8, 2016, and recorded on July 15, 2016.

This is improved property known as 5906A Deal Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Steven J. Eggart, Jr, an unmarried man, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 16th day of June, 2017.

Mack Props, LLC

BY:_____
Tsianina Lohmann, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tsianina Lohmann, Member of Mack Props, LLC with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledges that she is the Member of Mack Props, LLC of the maker or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Brentwood, Tennessee on this the 16th day of June, 2017.

Kristi McCoy
Notary Public

KRISTI McCOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3/27/19

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $379,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 16th day of June, 2017.

NOTARY PUBLIC

My Commission Expires:

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

Map & Parcel No.: 091-09-0-W-001.00-CO

Name and address of new owner:
Send tax bills to:
Steven G. Eggart, Jr
5906A Deal Avenue
Nashville, TN 37209