Davidson County DEEDWARR
Recvd: 06/29/17 15:11 3 pgs
Fees:18.00 Taxes:1294.63
20170629-0065676

Prepared by & Return to:
Ben Lewis, Attorney
Premier Land Title & Escrow, LLC
1173 Rock Springs Road Ste 110
Smyrna, TN 37167
File No.0110S-17

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of June, 2017

Notary Public
My Commission Expires: 9/18/17

Tammy McCauley State of Tennessee Notary Public Rutherford Co, TN

Tammy McCauley State of Tennessee Notary Public Rutherford Co, TN

Address of New Owner	Send Tax Bills To:	
Albert P Thomas IV 647 C James Avenue Nashville, TN 37209	Renasant Bank 245 Townpark Drive Ravine One Suite 190 Kennesaw , Georgia 30144	Map/parcel: 090-08-0K-001.00

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

Albert P Thomas IV, an unmarried man and Ronald A. Hellstern , a married man

HEREINAFTER CALLED THE GRANTEE(S), their 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 C 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 C 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), their 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 26th day of June, 2017

MMA, LLC, a Tennessee Limited Liability Company

BY: _____
Gilbert McCarter
Its: Member

STATE OF TENNESSEE
COUNTY OF Davidson

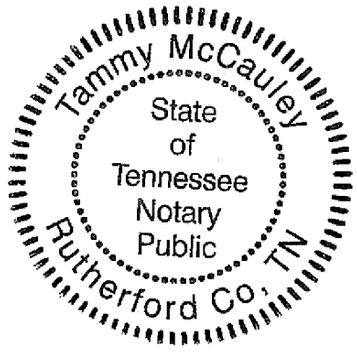
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gilbert McCarter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledge Gilbert McCarter to be the Member, of MMA, LLC 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 Gilbert McCarter as Member.

Witness my hand and official seal this 26th day of June, 2017

_____
Notary Public

My Commission Expires:

9/18/17



True Copy Certification

I, **Tammy McCauley**, do hereby make oath that I am a licensed attorney and /or the custodian of electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Teresa Taylor**, a notary public for this county and state, **Tammy McCauley** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 6-15-19

Notary Seal

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY