BILL GARRETT, Davidson County
Trans:T20170056113 DEEDWARR
Recvd: 06/30/17 10:52 2 pgs
Fees:13.00 Taxes:1147.00
20170630-0066006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF JUNE, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

SUE ROBINSON NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2021

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAC, LLC,a Tennessee limited liability company	MAC, LLC (NAME)	
1028 Vaughn Crest Dr. (ADDRESS)	1028 Vaughn Crest Dr. (ADDRESS)	105-11-0-032.00
Franklin, TN 37069 (CITY) (STATE) (ZIP)	Franklin, TN 37069 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Hazel May Dement, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto MAC, LLC,a Tennessee limited liability company, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING THE NORTH 1/2 OF LOT NO. 1 ON THE MAP OF JOHN P. WILLIAMS ADDITION, AS OF RECORD IN BOOK 161, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY.
SAID PART OF SAID LOT FRONTS 50.75 FEET ON THE WESTERLY SIDE OF RAINES AVENUE AND RUNS BACK BETWEEN PARALLEL LINES ALONG THE SOUTH MARGIN OF AN ALLEY 180 FEET TO ANOTHER ALLEY IN THE REAR.
THIS CONVEYANCE IS MADE SUBJECT TO EASEMENT FOR SANITARY SEWERS AND/OR STORM DRAINAGE OF RECORD IN BOOK 5040, PAGE 886, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

BEING THE SAME PROPERTY CONVEYED TO JEROME DEMENT, SR., AND WIFE, HAZEL MAY DEMENT BY DEED FROM BERNEST WAYNE O'SAILE AND WIFE, CAROL ANN O'SAILE OF RECORD IN BOOK 9119, PAGE 449, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO HAZEL MAY DEMENT BY QUITCLAIM DEED FROM JEROME DEMENT, SR. OF RECORD IN BOOK 9935, PAGE 91, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 147 Rains Avenue , Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WARRANTY DEED
(Continued)

Witness my/our hand(s) this 29th day of June, 2017.

Hazel May Dement
Hazel May Dement

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hazel May Dement, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of June, 2017.

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072