THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170612319** BILL GARRETT, Davidson County Trans:T20170056817 DEEDWARR Recvd: 07/03/17 14:21 2 pgs Fees:13.00 Taxes:999.00 20170703-0066897	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $270,000.00. Affiant Subscribed and sworn to before me, this 29th day of June, 2017. Notary Public My Commission Expires: TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: MAC, LLC 1028 Vaughn Crest Dr. Franklin, TN 37069	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 092-13-0-197.00

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, **Brad H. Dodge, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **MAC, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Hortense Place of record in Plat Book 161, Page 167, 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 Brad H. Dodge, unmarried by Warranty deed from Country Club Investors, LLC of record in Instrument No. 20150112-0002998 Register's Office for Davidson County, Tennessee, dated January 9, 2015 and recorded on January 12, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 167, Register's Office for Davidson County, Tennessee.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, made applicable by Ordinance No. BL-2000-476 of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

By-Laws of BeechTree Condominium Owners' Association, Inc. appended as Exhibit "C" to the Master Deed of BeechTree Condominiums of record in Book 11174, Page 328 and Book 11163, page 16, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Site Plan of BeechTree Condominiums attached as Exhibit "E" to the First Amendment to Master Deed for BeechTree

Condominiums record in Book 11680, page 193, Register's Office for Davidson County, Tennessee.

Easement (s) to City of Nashville as set forth in instrument of record in Book 3183, Page 65, in the Register's Office for Davidson County, Tennessee.

Easement(s) of record at Instrument No. 20090930-0090862, in the aforesaid Register's Office.

Quitclaim Deed for Open Space of record in Instrument Number 20041230-0155036, in the Register's Office for Davidson County, Tennessee.

This is unimproved property located at 318 33rd Ave North Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 29th day of June, 2017.

Brad H. Dodge

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brad H. Dodge, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of June, 2017.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018