(1)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-38740

Prepared by:
Certified Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $487,000.00

Affiant

Subscribed and sworn to before me, this 20th day of July, 2017.

Notary Public
My commission expires: 3-05-18

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170063081 DEEDWARR
Recvd: 07/24/17 10:05 2 pgs
Fees:13.00 Taxes:1801.90

20170724-0074415

Address of New Owner:	Send Tax Bills to:	Tax Id
Amanda Ackerman 519 B Southgate Avenue Nashville, TN 37203	New Owner	105-11-0X-002.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The MC2 Group, Inc., a Tennessee Corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Amanda Lynn Ackermann, an unmarried woman,** 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:

> Land in Davidson County, Tennessee, being Unit B, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for Townhomes at 519 Southgate Avenue, A Horizontal Property Regime with Private Elements, of record in Instrument No. 20160527-0053866, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being a part of the same property conveyed to The MC2 Group, Inc., a Tennessee Corporation, from Sandra A. Hunter, an unmarried woman, by Warranty Deed dated May 25, 2016 of record Instrument Number 20160527-0053865, Registers Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as **519 B Southgate Avenue, Nashville, TN 37203.**

This conveyance is subject to the following: (1) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Townhomes at 519 Southgate Avenue of record in Instrument No. 20160527-0053866, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United State Code, or (b) relates to handicap but does not discriminate against handicapped persons; (2) Subject to all matters shown on the Plan of record in Plat Book 1, Page 44, Chancery Court for Davidson County, Tennessee; (3) Notice(s) of Completion of record as Instrument No. 20170705-0067495 and Instrument No. 20170418-0037456; of record in the Register's Office for Davidson County, Tennessee.

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this the 20th day of July, 2017.

The MC2 Group, Inc., a
Tennessee Corporation

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain Authorized Representative of The MC2 Group, Inc.,** the within named bargainor, **a Tennessee Corporation**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the **Corporation** as such **Authorized Representative.**

Witness my hand and official seal at Brentwood, Tennessee, this the 20th day of July, 2017.

_____
Notary Public

My Commission expires: 1'24'21

FILE NO: 2017065369

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD