WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES:

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

(AFFIX SEAL)

G-VRES-17-4517

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
MAC, LLC	new owner	
(NAME)	(NAME)	**130-11-0-080.00**
1028 Vaughn Crest Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JASON E. BLUME AND SPOUSE, NEIL T. RICE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MAC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4, Block "H" on the Plan of Tyne Meade, Section III of record in Plat Book 1424, Page 12 through 14, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No, 4 of Block "H" fronts 150.0 feet on the Easterly margin of Harpeth Hills Drive and extends back 230.0 feet on the Northerly line and 243.4 feet on the Southerly line to a dead line in the rear, measuring 232.6 feet thereon, together with, as an appurtenance hereto, that certain easement recorded in Book 8267, page 147, Register's Office for said County.

Being the same property conveyed to Jason E. Blume and Neil T. Rice, both unmarried, as joint tenants with the right of survivorship by Warranty deed from Joe G. Calloway and wife, Annette Alexander of record in Book 10364, page 93, Register's Office for Davidson County, Tennessee, dated February 28, 1997 and recorded on February 28, 1997.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 12 through 14, inclusive, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4517 Harpeth Hills Drive , Nashville, Tennessee 37215**.

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 we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20170065314 DEEDWARR
Recvd: 07/31/17 10:48 2 pgs
Fees:13.00 Taxes:1942.50
20170731-0077240

Witness my/our hand(s) this the 27th DAY OF JULY, 2017.

Jason E. Blume by John Gleaves,
Attorney in Fact

Neil T. Rice by John Gleave,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JASON E. BLUME AND NEIL T. RICE, and who acknowledged he/she/they executed the same as the free act and deed of the said JASON E. BLUME AND NEIL T. RICE.

Witness my hand and official seal, this the 27th of July, 2017.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212