Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1468

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 8th day of August, 2017

Notary Public
Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires MAY 8, 2018

BILL GARRETT, Davidson County
Trans:T20170071977 DEEDWARR
Recvd: 08/18/17 13:10 2 pgs
Fees:13.00 Taxes:832.50
20170818-0085161

Address of New Owner	Send Tax Bills To:	Map & Parcel
MTMT LLC 1311 Clay Street Nashville, TN 37208	~~CASH~~ MTMT, LLC 9435 Weatherly Dr. Brentwood, TN 37027	P/O 081-07-0-331-00

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,

Joshua Ellis

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MTMT, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit 1311, as established in Declaration of Covenants, Conditions and Restrictions for A & R. Enterprise Homes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170802-0078343, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Mark Driver by warranty deed from Nancy Ryans of record in Instrument No. 20131021-0109582 Register's Office for Davidson County, Tennessee, dated 10/04/2013 and recorded on 10/21/2013. The said Mark Driver is now deceased.

Being a portion of the same property conveyed to Arthur Avenue LLC, a Tennessee limited liability company by warranty deed from The Estate of Mark Driver, Brandon Driver and Kristie Dawn Driver and Brigitte Nicole Brantley of record in Instrument No. 20161021-0111733 Register's Office for Davidson County, Tennessee, dated 10/19/2016 and recorded on 10/21/2016.

Being the same property conveyed to Joshua Ellis by Warranty Deed from Arthur Avenue, LLC of record in Instrument Number 20170811-0082421 Register's Office for Davidson County, Tennessee, dated August 7th, 2017, and recorded on August 11 2017.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1311 Clay Street, Nashville, TN 37208.

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 so 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 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 8th day of August, 2017.

Joshua Ellis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua Ellis** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of August, 2017.

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Notary Seal)

Sarah Simmons
Notary Public
My Commission Expires: 5/8/2018