Davidson County DEEDWARR
Recvd: 08/22/17 09:07 3 pgs
Fees:18.00 Taxes:1442.63
20170822-0085921

WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is **$389,900.00.**

Affiant

Subscribed and sworn to before me, this the 18th day of August, 2017.

Notary Public

My commission expires: 10/2/17
(AFFIX SEAL)

MICHELLE W. LOCKE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William S. Haas Rachel E. Murray	Legacy Home Loans LLC	Map 091-09-0-Q Parcel 002.00000
603 B Ries Avenue	8119 Isabella Ln, Ste 105	
Nashville, Tennessee 37209	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Music City Development, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Scannell Haas, unmarried and Rachel E. Murry, unmarried

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 in Davidson County, Tennessee, being Unit B on the Plan of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, as established by Declaration of Covenants, Conditions and Restrictions of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160628-0065724, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office. Reference is hereby made to the plan of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20160628-0065724, said Register's Office, for a more complete identification and description of said unit.

Being part of the same property conveyed to Michael F. Wissel, as to an undivided one (1.0%) percent, and Dallas W. Monday, Jr., as to an undivided ninety-nine (99.0%) percent, as tenants in common, by Deed dated December 18, 2015 from Megan Ross, an unmarried woman, of record in Instrument No. 20151221-0127954, Register's Office for Davidson County, Tennessee, and further by Quitclaim Deed dated July 6, 2016 to Music City Development, LLC, a Tennessee limited liability company, from Michael F. Wissel, as to an undivided one (1.0%) percent, and Dallas W. Monday, Jr., as to an undivided ninety-nine (99.0%) percent, as tenants in common, of record in Instrument No. 20160706-0069189, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) All Matters shown on the Plan of record as set out on Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160628-0065724, Register's Office for Davidson County. (2) Declaration of Covenants, Conditions and Restrictions of 603 Ries Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160628-0065724, said Register's Office. (3) All Matters shown on the Plan of record in Plat Book 332, Page 2, said Register's Office. (4) Easements retained in the alley closing, of record in Ordinance No. 64-325, Metro County Clerk's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **603 B Ries Avenue, Nashville, Tennessee 37209**

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 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.

Witness my/our hand(s) this **18th** day of **August, 2017.**

Music City Development, LLC, a Tennessee ~~limited liability~~ company

BY: _____
Michael F. Wissel, member

BY: _____
Dallas W. Monday Jr., member

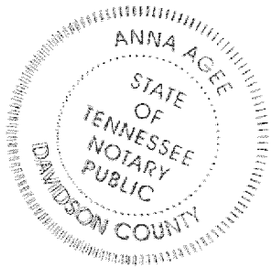
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Michael F. Wissel and Dallas W. Monday, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the members of **Music City Development, LLC, a Tennessee limited liability company,** the within named bargainor, and that they, as members, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Michael F. Wissel and Dallas W. Monday, Jr.**, as members.

Witness my hand and official seal at Nashville, Tennessee, this **18th** day of **August, 2017.**

_____
Notary Public

My Commission Expires: 5-8-18



True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Sherri Ann Church, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 12/18/18

SHERRI ANN CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY