PREPARED BY ~~& RETURN TO:~~

1ST QUALITY TITLE, LLC
661 LONE OAK ROAD
MT. JULIET, TN 37122

Bill Garrett Davidson County
Batch# 36831 DEEDWARR
12/13/2017 02:51:36 PM 2 pgs
Fees: $13.00 Taxes: $1,402.30

20171213-0127259

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-ER-17-5920A

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, Mack Props, LLC, a Tennessee limited liability company, has this day bargained and sold and does hereby transfer and convey unto Janie R. Holmes, a single woman, her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit A, 5920 Maxon Avenue Commons, a Townhouse Planned Unit Development (a Horizontal Property Regime with Private Elements), as shown on Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument No. 20161021-0111547, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a particular description of said property.

Being the same property conveyed to Mack Props, LLC a Tennessee Limited Liability Company by Warranty Deed from Thomas G. Hyde, dated 09/30/16, of record in Instrument No. 20161005-0105143, Register's Office for Davidson County, Tennessee.

This is improved property known as 5920A Maxon Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Janie R. Holmes a single woman, her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of the current years taxes.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all person, whomsoever.

WITNESS OUR HANDS THIS THE 8th day of December, 2017.

Mack Props, LLC
By: Tsianina Lohmann, member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Tsianina Lohmann, Member for Mack Props, LLC with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledges that Tsianina Lohmann is the Member or constituent of the maker, and in authorized by the maker of by constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand on this the 7th day of January, 2017.

Kristi McCoy
Notary Public

My Commission Expires: 3/27/19

KRISTI MCCOY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $379,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Melissa Mason
Affiant

Subscribed and sworn to before me this 7th day of December, 2017.

Jordan T. Myers
NOTARY PUBLIC

My Commission Expires:

JORDAN T. MYERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

Map & Parcel No.: 091-09-4A-001.00

Name and address of new owner:
Send tax bills to:
Janie R. Holmes
5920 A Maxon Avenue
Nashville, TN 37209