BOX 10-A

G#30351-2

WARRANTY DEED

Bill Garrett Davidson County
Batch# 39989 DEEDWARR
12/20/2017 02:47:10 PM 2 pgs
Fees: $13.00 Taxes: $1,794.50
20171220-0129716

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$485,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

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
Jonathan Marc Ruff and Cheryl Kay Beck-Ruff	Jonathan + Cheryl Ruff	**105072F00100CO**
1311A Little Hamilton Avenue	6582 Shagbark Ct.	
Nashville, TN 37203	Lisle, IL 60532	

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,

McMan Investments, GP, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Jonathan Marc Ruff and Cheryl Kay Beck-Ruff, husband and wife

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 No. A on the Plan of Homes at 1311 Little Hamilton Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1311 Little Hamilton, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160229-0018874, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the plan of Homes at 1311 Little Hamilton Townhomes, shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20160229-0018847, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said Unit.

BEING part of the same property conveyed to Peggy Newman by Warranty Deed dated December 15, 2015, from Salvador Lara and wife, Oliva G. Lara, of record in Instrument No. 20151216-0126408, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to McMan Investments, GP, a Tennessee general partnership, by Quitclaim Deed dated July 8, 2016, from Peggy Newman, of record in Instrument No. 20160718-0073523 and Scrivener's Affidavit of Preparation of Quitclaim Deed of record in Instrument No. 20171205-0123897, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan as shown on Exhibit "C" to the Declaration of Covenants of record in Instrument No. 20160229-0018847, said Register's Office;

2) Declaration of Covenants, Conditions and Restrictions for Homes at 1311 Little Hamilton, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160229-0018847, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto;

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

3) All matters shown on the plan of record in Book 421, Page 153, Register's Office for Davidson County, Tennessee; and,

4) Taxes for the current year which have been prorated and were paid by the Grantor herein and the subsequent years, not yet due and payable.

This is improved property, known as: **1311A Little Hamilton Avenue, Nashville, TN 37203**.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 19th day of December, 2017.

McMan Investments, GP, a Tennessee general partnership

By: Peggy Newman
Peggy Newman, Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Peggy Newman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged herself to be the **Managing Partner** of **McMan Investments, GP, a Tennessee general partnership**, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by the said **Peggy Newman** as **Managing Partner.**

Witness my hand, at office in Nashville, Tennessee, this **19th** day of **December, 2017.**

Notary Public

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/8/21