RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

PREPARED BY & RETURN TO:

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

Bill Garrett Davidson County
Batch# 43816 DEEDWARR
01/03/2018 11:49:33 AM 2 pgs
Fees: $13.00 Taxes: $1,402.30
20180103-0000936

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 Leonard Chris Martiniak and Sarah M. Martiniak, Husband and Wife, their 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:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Unit "B" as established by Declaration of Protective Covenants, Conditions and Restrictions for 5920 Maxon Avenue Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record in Instrument No. 20161021-0111547, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more comprehensive legal description.

Being a portion of the same property conveyed to Mack Props, LLC a Tennessee Limited Liability Company by Warranty Deed from Thomas G. Hyde, dated September, 30, 2016 of record in Instrument No. 20161005-0105143, Register's Office for Davidson County, Tennessee.

This is improved property known as 5920B 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 Leonard Chris Martiniak and Sarah M. Martiniak, Husband and Wife, their heirs and assigns, forever.

The undersigned covenants with the said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all person, whomsoever.

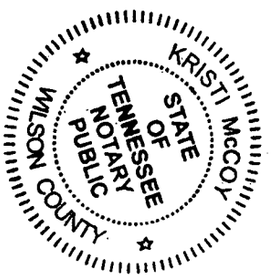
WITNESS OUR HANDS THIS THE 29th day of December, 2017.

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 of Mack Props, LLC, a Limited Liability Company, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledges that Tsianina Lohmann is the Member of the maker 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 this 29th day of December, 2017.



Kristi McCoy
NOTARY PUBLIC
MY COMMISSION EXPIRES 3/27/19

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.

Sandy Balent
Affiant

Subscribed and sworn to before me this 29th day of December, 2017.

My Commission Expires: 3/8/21 **NOTARY PUBLIC**



Map & Parcel No.: 091-09-4A-002.0

Name and address of new owner:
~~Send tax bills to:~~
Leonard Chris Martiniak and
Sarah M. Martiniak
1514 Le Roy Ave.
Berkeley, CA 94708

SEND TAX BILLS TO:
Caliber Home Loans, Inc.
3701 Regent Blvd. Ste 180
Irving, TX 75063