PREPARED BY & RETURN TO:

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

Bill Garrett Davidson County
Batch# 50097 DEEDWARR
01/22/2018 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,439.30
20180122-0006487

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 have this day bargained and sold and does hereby transfer and convey unto Jamie Alberici, single, 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, 5919 Deal 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. 20161207-0128733, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a particular description of said property.

Being a portion of the same property conveyed to Mack Props, LLC by Warranty Deed from Paul Timothy Kyne, dated 11/04/16, of record in Instrument No. 20161118-0122137, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Paul Timothy Kyne by Warranty Deed from Brad Dodge, dated 02/29/16, of record in Instrument No. 20160302-0019930, Register's Office for Davidson County, Tennessee.

This is improved property known as 5919A Deal Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Jamie Alberici, single, 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 19th day of January, 2018.

Mack Props, LLC
By: Tsianina Lohmann, Member

STATE OF TENNESSEE
COUNTY OF Williamson

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 19th day of January, 2018.

KRISTI McCOY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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 $389,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Kimberly Beard
Affiant

Subscribed and sworn to before me this 19th day of January, 2018.

Carla Ikard
NOTARY PUBLIC

My Commission Expires: 1-5-19

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Map & Parcel No.: 091-09-0-170.00

Name and address of new owner:
Send tax bills to:
Jamie Alberici
New Owner address

TRUE COPY CERTIFICATION

I, MITCHELL A. WATTS, do herby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached documents tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Mitchell A Watts
Signature

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, J Carla Ikard, a notary public for this county and state, Mitchell A Watts who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

J Carla Ikard
Notary

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 1-8-19

Notary's Seal