30544-8 Box 14

Prepared by & Return to:
Ben Lewis, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0072S-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,900.00

Affiant

Bill Garrett Davidson County
Batch# 64739 DEEDWARR
03/02/2018 02:35:40 PM 2 pgs
Fees: $13.00 Taxes: $1,849.63
20180302-0019996

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of February, 2018

Notary Public
My Commission Expires: 5-8-18

Address of New Owner	Send Tax Bills To:	
Sherry Hanks 405B 35th Avenue North Nashville, TN 37209	Farmington Mortgage, a div of CapStar Bank 2002 Richard Jones Rd., Ste 300A Nashville, TN 37215	Map/parcel: 092-09-4L-002.00 CO

WARRANTY DEED

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, I/WE

MMA, LLC

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sherry Hanks, an unmarried woman

HEREINAFTER CALLED THE GRANTEE(S), her 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 405B of the 405 35th Avenue North Townhomes, a horizontal property regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Declaration of Covenants, Conditions and Restrictions for 405 35th Avenue North Townhomes of record in Instrument No. 20160808-0082130, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of 405 35th Avenue North Townhomes, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20160808-0082130, in the Register's Office for Davidson County, Tennessee for a more complete identification and description of such Unit.

BEING PART OF the same property conveyed to MMA, LLC, by Warranty Deed from Abd Elmonen Elmalah, dated 6/30/16 and recorded 7/1/16 in Instrument No. 20160701-0067878, in the Register's Office of Davidson County, Tennessee.

This property is also Subject to all existing easements and all matters shown on plat of record in Book 332, Page 161; Declaration of Covenants, Conditions and Restrictions for 405 35th Avenue North Townhomes of record in Instrument No. 20160808-0082130; and Charter in Instrument No. 20160815-0084958, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 405B 35th Avenue North Nashville, TN, 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 GRANTEE(S), its heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28 day of Feb, 2018

MMA, LLC

By: _____
Gilbert McCarter
Its: Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gilbert McCarter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledge Gilbert McCarter to be the Member, of MMA, LLC the within named bargainor, a Tennessee Limited Liability Company, and that Gilbert McCarter as such Member , as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by Gilbert McCarter as Member.

Witness my hand and official seal this 28 day of Feb, 2018

_____
Notary Public

My Commission Expires: 8/22/21

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co; TN

0072S-18