PREPARED BY & RETURN TO:

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

Bill Garrett Davidson County
Batch# 67450 DEEDWARR
03/09/2018 12:29:58 PM 2 pgs
Fees: $13.00 Taxes: $2,136.75
20180309-0022506

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 has this day bargained and sold and does hereby transfer and convey unto Michael O'Shea and Bonnie O'Shea, community property with right of survivorship, 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:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 1809 6th Avenue North Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) of record as Instrument No. 2017117-0004983 and being shown on Plat attached there to Exhibit "B", in the Register's Office for Davidson County Tennessee, to which Plat reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Mack Props, LLC by Warranty Deed from Malne Holdings, LLC, a Tennessee Limited Liability Company, dated 06/17/16, of record in Instrument No. 20160623-0064239, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Malne Holdings, LLC, a Tennessee Limited Liability Company, by deed from Barbara Williams Owens, married, of record in Instrument No. 20160516-0048432, AND BY Quitclaim Deed of record in Instrument No. 20160623-0064238, Register's Office for Davidson County, Tennessee.

This is improved property known as 1809B 6th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Michael O'Shea and Bonnie O'Shea, community property with right of survivorship, 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 7th day of March, 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 7th day of March, 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 $577,550.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of March, 2018.

My Commission Expires: 03-08-21 **NOTARY PUBLIC**

GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Map & Parcel No.:

Name and address of new owner:
Send tax bills to:
Michael O'Shea and Bonnie O'Shea

_____

_____