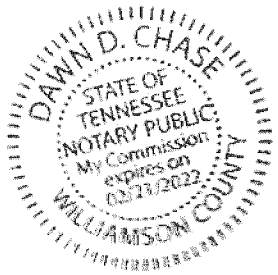
Bill Garrett Davidson County
Batch# 75962 DEEDWARR
04/03/2018 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,886.63
20180403-0031188

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $509,900.00

Maria J. Pinchevsky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/23/22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Maria J. Pinchevsky	Movement Mortgage, LLC	105 11 0 032.00
(NAME)	(NAME)	
147 Rains Ave., Unit 147A	8024 Calvin Hall Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Five Hundred Nine Thousand Nine Hundred And No/100 Dollars ($509,900.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MAC, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Maria J. Pinchevsky, a married woman**, hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit 147A of the 147 Rains Avenue as shown in the Declaration of Covenants, Conditions, and Restrictions for 147 Rains Avenue, a horizontal property regime with private elements and no general common elements of record as Instrument No. 20170908-0092325, Register's Office for Davidson County, Tennessee to which reference is made for a more complete and accurate description of the property.

Being a portion of the same property conveyed to MAC, LLC, a Tennessee Limited Liability Company by Warranty Deed from Hazel May Dement, unmarried dated June 29, 2017 and recorded June 30, 2017 as Instrument No. 20170630-0066006, in said Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐
This is improved ☒ property, known as 147 Rains Ave., Unit 147A, 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 we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 our hands this 30th day of March, 2018.

MAC, LLC, a Tennessee Limited Liability Company

BY: _____
Michael A. Carter, Sr.
CEO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael A. Carter Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CEO, and is authorized to execute the instrument on behalf of MAC, LLC, the within named bargainor, and that he as such CEO, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as CEO.

Witness my hand and official seal, this the 30th of March, 2018.

_____
Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2021
WILLIAMSON COUNTY

File Number: FRN-181356FC

True Copy Certification

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

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019