Bill Garrett Davidson County
Batch# 81471 DEEDWARR
04/16/2018 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20180416-0035789

Prepared by & Return to:
Ben Lewis, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0179S-18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

4-13-18

Affiant

Tammy McCauley State of Tennessee Notary Public Rutherford Co., TN

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of April, 2018

Notary Public
My Commission Expires: 8/22/21

Address of New Owner	Send Tax Bills To:	
Julian Vaca 2215 11th Avenue North Nashville, TN 37208	SWBC Mortgage Corp. PO Box 11733 Newark, NJ 11733	Map/parcel: 081-03-1D-002.00

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

MG Gran, LLC, a Tennessee Limited Liability Company

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

Julian Vaca and Katie Mae Vaca, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), their 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 No. 2215 of the 2215 11th Avenue North Townhomes, as established by the Declaration of Covenants, Conditions and Restrictions for the 2215 11th Avenue Townhomes of record in Instrument No. 20170503-0043780, and as further detailed by plat as shown on Exhibit "C" of said Declaration, to which reference is hereby made for a more complete and accurate description.

BEING PART of the same property conveyed to MG Gran, LLC by Warranty Deed from VBS Holdings, GP, dated 11/28/16 and recorded 12/2/16 in Instrument No. 20161202-0126602, Register Office for Davidson County, Tennessee.

This conveyance is also subject to all matters as shown on Declaration of Covenants, Conditions and Restrictions for the 2215 11th Avenue Townhomes of record in Instrument No. 20170503-0043780; HOA Charter of record in Instrument No. 20170517-0048793; and all existing easements and all other matters as shown on prior plat in Book 57, Page 26, 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: 2215 11th Avenue North Nashville, TN, 37208

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 13th day of April, 2018

MG Gran, LLC, a Tennessee Limited Liability Company

Amanda Brown

By: Amanda Brown
its: Authorized Agent

STATE OF TENNESSEE
COUNTY OF RUTHREFORD

BEFORE me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Amanda Brown, with whom I am personally acquainted (or proved tome on the basis of satisfactory evidence), and who upon oath, acknowledge Amanda Brown to be the Authorized Agent of MG Gran, LLC, the within named bargainer, a limited liability company, a that Amanda Brown as such Authorized Agent, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the same of the limited liability company by Amanda Brown, as Authorized Agent.

Witness my hand and official seal this 13th day of April, 2018

Tammy McCauley

Notary Public

My Commission Expires: 8/22/21

Tammy McCauley
State of Tennessee Notary Public
Rutherford Co, TN

True Copy Certification

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

Loren Manderson

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, **Teresa Taylor**, a notary public for this county and state, **Loren Manderson** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Teresa Taylor

Notary Public

My Commission Expires: 6-15-19

Notary Seal

TERESA TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY