Bill Garrett Davidson County
Batch# 103539 DEEDWARR
06/12/2018 02:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20180612-0056467

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No. 0276S-18

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of June, 2018

Notary Public
My Commission Expires: 6-15-19

Address of New Owner	Send Tax Bills To:	
Devon Matthew Caramenico 1105 Walsh Street Nashville, TN 37208	Finance of America Mortgage, LLC 300 Welsh Road, Bldg #5 Horsham, PA 19044	P/O Map/Parcel 081-03-0-183.00 NEW Map/parcel: 081-03-1D-001.00 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

MG Gran, LLC

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

Devon Matthew Caramenico, a single man

HEREINAFTER CALLED THE GRANTEE(S), his 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. 1105 of the 2215 11th 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 2215 11th Avenue North Townhomes, of record in Instrument No. 20170503-0043780, 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 2215 11th Avenue North Townhomes, as shown on Exhibit "C" to the Declaration of record in Instrument No. 20170503-0043780, 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 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's Office for Davidson County, Tennessee.

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: 1105 Walsh Street 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 8th day of June, 2018

MG Gran, LLC

BY: _____
Gilbert Wayne McCarter, Jr.
Its: Co-Managing Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Gilbert Wayne McCarter, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be a **Co-Managing Member for MG Gran, LLC,** , the within name bargainor, a limited liability company, and that he as such **Co-Managing Member,** as duly authorized executed the foregoing instrument for the purposes therein contain by signing the name of the limited liability company by Gilbert Wayne McCarter, Jr. as Co-Managing Member.

Witness my hand and official seal this 8th day of June, 2018

_____
Notary Public

My Commission Expires: 2/21/22

ED HUNSBERGER
TENNESSEE
NOTARY
PUBLIC
COUNTY OF RUTHERFORD

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.

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.

Notary Public

My Commission Expires: 6-15-19

Notary Seal

