Bill Garrett Davidson County
Batch# 106726 DEEDWARR
06/20/2018 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20180620-0059276

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr. #290
Brentwood, TN 37027
18-0288D

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of June, 2018.

Notary Public
Commission Expires: 9/10/18

COUNTY OF DAVIDSON SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Jennifer Rowan<br>1311 Clay St.<br>Nashville, TN 37208 | Legacy Home Loans<br>8179 Isabella Ln #105<br>Brentwood TN 37027 | 081-07-3Z-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,

**MTMT, LLC**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Jennifer Rowan,** a Single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit No. 1311, as established in Declaration of Covenants, Conditions and Restrictions for A & R Enterprise Homes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170802-0078343, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to MTMT, LLC by Warranty Deed from Joshua Ellis of record in Instrument No. 20170818-0085161, Register's Office for Davidson County, Tennessee, dated August 08, 2017 and recorded on August 18, 2017.37208.

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 pro-rated as of the date of closing and assumed by the Grantee herein.

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

This is improved property known as: 1311 Clay St., 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that 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 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 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 15th day of June, 2018.

MTMT, LLC

BY: Marcella Tuden

Mike Tuden
Marcella
Its: Authorized Member

STATE OF TENNESSEE
COUNTY OF Davidson

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Mike Tuden with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Authorized Memeber of **MTMT, LLC** the within named bargainor, a **limited liability company**, and that he as such Authorized Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the **limited liability company** by himself as Authorized Member.

Witness my hand and official seal at office this 15th day of June, 2018.

Notary Public

Commission Expiration: 9/10/18

(Notary Seal)

## True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W. Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mary Catherine McAnulty, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary Catherine McAnulty
Notary Public

My Commission Expires: 01-19-2020

