This instrument prepared by:
Please record and return to:
~~Freedom Title Services~~
116 Center Court
Clarksville, TN 37040

WARRANTY DEED

Bill Garrett Davidson County
Batch# 116650 DEEDWARR
07/16/2018 11:40:28 AM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20180716-0068784

O-BM-18-709

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JULY, 2018.

TANYA M. MATHIS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Notary Public

MY COMMISSION EXPIRES: 6/14/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Marcus Marotti and Mason Kopasz	New Owners	
(NAME)	(NAME)	060-00-0A-004.00-CO
709 Arbor Trace Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CAM PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARCUS MAROTTI AND MASON KOPASZ, JOINT TENANTS**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 4, of Magnolia East, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Magnolia East of record in Instrument Number 20160726-0076751, as amended in Instrument No. 20161013-0108361, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the plat of 204 Ben Allen Road, set forth in Exhibit C of said declaration , as amended, for the location of the unit described herein.

Being a part of the same property conveyed to CAM Properties, LLC, a Tennessee limited liability company by Warranty deed from Teesdale Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20151103-0111807 Register's Office for Davidson County, Tennessee, dated October 29, 2015 and recorded on November 3, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and thereafter, not yet due and payable;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160726-0076751, as amended in Instrument Number 20161013-0108361, Register's Office for Davidson County, Tennessee;
- Charter of Magnolia East Homeowner's Association, Inc. of record in Instrument Number 20160801-0078835, in the Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 21, Register's Office for Davidson County, Tennessee;
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20151016-0105367, in the Register's Office for Davidson County, Tennessee;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **709 Arbor Trace Circle, Nashville, Tennessee 37207**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 10th DAY OF JULY, 2018.

CAM Properties, LLC

BY: Charles M. Talbott, Chief Mgr.
Charles M. Talbott, Jr.
Chief Manager / Member

BY: Michelle B. Talbott / Secretary
Michelle B. Talbott
Secretary / Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES M. TALBOTT, JR., to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the CHIEF MANAGER / MEMBER of CAM PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such CHIEF MANAGER / MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of July, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHELLE B. TALBOTT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SECRETARY / MEMBER of CAM PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SECRETARY / MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of July, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212