Box 14

WARRANTY DEED

Bill Garrett Davidson County
Batch# 123232 **DEEDWARR**
08/01/2018 09:06:20 AM 2 pgs
Fees: $13.00 Taxes: $1,846.30

20180801-0074868

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $499,000.00

Mark Cook
Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHERRI D. HOLLARS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Sept. 22, 2019

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).
Alumine Bellone	Pinnacle Bank	105 11 2C 002.00
(NAME)	(NAME)	
147B Rains Ave.	150 3rd Ave. South, Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Four Hundred Ninety-Nine Thousand And No/100 Dollars ($499,000.00), 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 **Alumine Bellone**, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Unit 147B 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 for 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.

unimproved ☐
This is improved ☒ property, known as 147B Rains Ave., Nashville, TN 37203

File Number: FRN-185484SSO

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 27th day of July, 2018.

MAC, LLC, a Tennessee limited liability company

BY: _____

Michael A. Carter, Sr.
CEO and Member

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 Member, and is authorized to execute the instrument on behalf of MAC, LLC, the within named bargainor, and that he as such CEO and Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as CEO and Member.

Witness my hand and official seal, this the 27th day of July, 2018.

_____
Notary Public

My Commission Expires:

(SEAL)



File Number: FRN-185484SSO