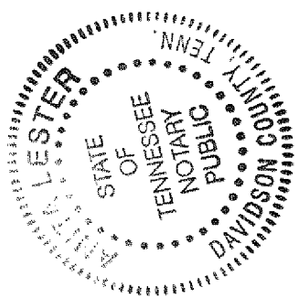
Karen Y Johnson Davidson County
Batch# 140974 DEEDWARR
09/14/2018 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $880.60
20180914-0091618

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 10-7-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 18-0786

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
MK Rentals, LLC C/O WCA - CPA	Owner	Map: 181-14-O-A-101.00
(NAME) 430 Chestnut Street, 4th Floor	(NAME)	
(ADDRESS) Chattanooga, TN 37402	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED THIRTY-EIGHT THOUSAND AND NO/100 DOLLARS ($238,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
CAROL RUCKMAN, AN UNMARRIED WOMAN,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
MK RENTALS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,
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 in Davidson County, Tennessee, being Unit 246 on the plan of The Villas at Concord Place Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060328-0035297, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Carol Ruckman by deed from Centex Homes, a Nevada General Partnership of record in Instrument 20060830-0107198, Register's Office for said County, dated August 25, 2006.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20050922-0114218, amended in Instrument No. 20060328-0035297; 20060501-0049958; 20060731-0092350; 20061228-0160255; 20070130-0012170; 20071213-0143550; 20071129-0138690; 20080226-0018882; and 20080318-0027346, said Register's Office.

This conveyance is made subject to: (1) 2018 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument No. 20060328-0035297, said Register's Office; (3) Utility and Drainage Easement of record in Instrument 20051219-0151953, Register's Office for said County; (4) All matters of record in Instrument 20060912-0112742, Register's Office for said County; (5) Sewer Easement of record in Instrument 20071023-0125249, Register's Office for said County; (6) Maintenance Agreement of record in Instrument 20050505-0050659 and 20070509-0055790, Register's Office for said County; (7) Water Quality Pond of record in Instrument 20051219-0151953, Register's Office for said County; (8) Storm Water Detention Agreement of record in Instrument 20050505-0050659, Register's Office for said County; (9) Easement to Comcast of Nashville of record in Instrument 20170717-0071455, Register's Office for said County; (10) Reciprocal Easement Agreement of record in Instrument 20050415-0042176, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 8204 Rossi Road, Brentwood, TN 37027
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 14th day of September, 2018.

Carol Ruckman

Carol Ruckman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of September, 2018, before me personally appeared Carol Ruckman, an unmarried woman to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 14th day of September, 2018.

Commission Expires: 5/5/20

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.