(1)

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 170008 DEEDWARR
12/04/2018 03:11:18 PM 3 pgs
Fees: $18.00 Taxes: $1,813.00

20181204-0118339

STATE OF TENNESSEE, COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $490,000.00.

Affiant

Subscribed and sworn to me this 30th day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 4/6/2021

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31958

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Camee L. Mackie and Jeffrey D. Mackie 1703 Allison Place Nashville, TN 37203	CMG Mortgage, Inc. 3160 Crow Canyon Rd. Suite 400 San Ramon, CA 94583	105-11-N-001.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **J. Kaitlin Adams Pinson and Brian Pinson, wife and husband,**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **Camee L. Mackie and Jeffrey D. Mackie, wife and husband**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1703 on the Plan of 1703 Allison Place Townhomes, of record as Exhibit C to Declaration of Covenants, Conditions and Restrictions for 1703 Allison Place Townhomes, in Instrument No. 20160128-0008518, in the Register's Office of Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kaitlin Adams, unmarried, and Brian Pinson, unmarried, by Warranty Deed from E3 Construction Services, LLC, a Tennessee limited liability company, recorded on September 1, 2016 in Instrument No. 20160901-0092264, Register's Office for Davidson County, Tennessee. The said Kaitlin Adams and Brian Pinson have since married and are now known as J. Kaitlin Adams Pinson and Brian Pinson, wife and husband.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 property taxes which have been paid by the Grantor and prorated by the parties, and taxes or special assessments which are not shown as existing liens by the public records.
2. All Matters appearing on Plan of record in Plat Book 547, page 74, Register's Office for Davidson County, Tennessee.

3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions, and Restrictions of record in Instrument No. 20160128-008518, amended in Instrument No. 20160517-0049379, Register's Office for Davidson County, Tennessee.
4. Charter of 1703 Allison Place Townhomes Homeowners' Association, Inc., of record in Instrument No. 20151027-0109240, Register's Office for Davidson County, Tennessee.
5. Restrictions of record in Instrument No. 20150701-0063630, Register's Office for Davidson County, Tennessee.
6. Rights or claims of parties in possession.
7. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1703 Allison Place, Nashville, TN 37203.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, 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.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my/our hand(s) this 30 day of November, 2018.

J. Kaitlin Adams Pinson

Brian Pinson

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared J. Kaitlin Adams Pinson and Brian Pinson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as hers free act and deed.

Witness my hand and official seal this 30th day of November, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-21

PATRICK H. POOLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 7, 2021