This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4095

Karen Johnson Davidson County
Batch# 219296 DEEDWARR
04/17/2019 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20190417-0035535

STATE OF TENNESSEE
COUNTY OF Williamson

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2019

Notary Public
My Commission Expires 12/15/21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MTMT, LLC 9245 Weatherly Dr. Brentwood, TN 37027	New Owner	083-02-0-160.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Almost Eight, LLC, a Connecticut Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MTMT, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), his/her/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 Lot No. 1 on the Map showing Subdivision of Lot No. 12, Block "B" in the Subdivision of the Weakley Place, the Map of Weakley Place of record in Plat Book 161, Page 131, in the Register's Office for Davidson County, Tennessee

Said Lot No. 1 fronts 59.0 feet on the Westerly side of Chapel Avenue and runs back with the line between said Lot No. 12 and Lot No. 14 on said plan 213.0 feet and on the North line 200.0 feet to a dead line and measures 59.0 feet on said line, the Northerly line of this property beginning 191 1/2 feet Southerly from the Southerly margin of Weakley Avenue.

Being the same property conveyed to Almost Eight, LLC, a Connecticut Limited Liability Company by Warranty deed from Dale S. Stepniewski, a married man of record in Instrument No. 20140116-0004459 Register's Office for Davidson County, Tennessee, dated January 13, 2014 and recorded on January 16, 2014.

This is improved property located at: **305 Chapel Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2019.

GRANTOR:

Almost Eight, LLC, a Connecticut Limited Liability Company

By: _____ Sole member
Jenny Hellman, ~~Sole Member~~

STATE OF New York
COUNTY OF Kings

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jenny Hellman, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they is the Sole Member of Almost Eight, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17 th day of April, 2019.

SULLY ESPINAL
NOTARY PUBLIC-STATE OF NEW YORK
No. 01ES6368527
Qualified in Kings County
My Commission Expires 12-18-2021

Sully Espinal
Notary Public
My Commission expires 12/18/2021

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines 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: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY