**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28790

Karen Johnson Davidson County
Batch# 436564 DEEDWARR
07/13/2020 11:59:14 AM 2 pgs
Fees: $13.00 Taxes: $1,216.38

20200713-0076264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 328,750.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July 2020

Notary Public

MY COMMISSION EXPIRES: 01.08.2024

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Seventy-Two, LLC | Seventy-Two, LLC | |
| 4505 Harding Pike, Apt. 162 | 4505 Harding Pike, Apt. 162 | 116030B11800CO |
| Nashville, TN 37205-2128 | Nashville, TN 37205-2128 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Bradley Alan MacLean as the Trustee of the Bradley Alan MacLean Revocable Trust dated December 05, 2014 and Cynthia Wood MacLean as the Trustee of the Cynthia Wood MacLean Revocable Trust dated December 05, 2014,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Seventy-Two, 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 all of Unit No. 118, on the Plan of Royal Oaks Apartments, created under Title 66, Chapter 27, Sections 101, et. seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5282, Page 972, and amended in Book 5673, Page 622, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the .plat of Royal Oaks Apartments Condominium, for a more complete identification and description of said unit as of record in Plat Book 5200, Page 45, Registers Office for Davidson County, Tennessee, to which plan is hereby made for a more complete and accurate legal description. Said Unit is also known as Apartment No. 118.

Being the same property conveyed to Bradley Alan MacLean as the Trustee of the Bradley Alan MacLean Revocable Trust dated December 05, 2014 and Cynthia Wood MacLean as the Trustee of the Cynthia Wood MacLean Revocable Trust dated December 05, 2014 by Warranty deed from Bradley A. MacLean and Cynthia W. MacLean of record in Instrument No. 20141211-0113359 Register's Office for Davidson County, Tennessee, dated December 05, 2014 and recorded on December 11, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **4505 Harding Pike Unit 118, Nashville, TN 37205.**

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 the 10th day of July, 2020.

Bradley Alan MacLean Revocable Trust dated December 05, 2014

BY: Bradley Alan MacLean, Trustee
Bradley Alan MacLean, Trustee

Cynthia Wood MacLean Revocable Trust dated December 05, 2014

BY: Cynthia Wood MacLean, Trustee
Cynthia Wood MacLean, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Bradley Alan MacLean as the Trustee of the Bradley Alan MacLean Revocable Trust dated December 05, 2014 and Cynthia Wood MacLean as the Trustee of the Cynthia Wood MacLean Revocable Trust dated December 05, 2014,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10th day of July, 2020.

My Commission expires: on 8, 2024

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON