RETURN TO: **BOX 10-A**
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

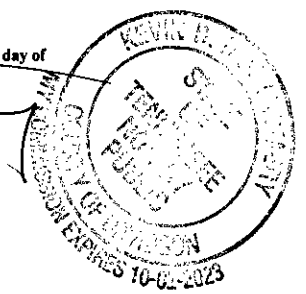
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $529,900.00

Affiant

Subscribed and sworn to before me this 25th day of September, 2020.

Notary Public
My commission expires: _____



Karen Johnson Davidson County
Batch# 486023 DEEDWARR
09/30/2020 09:11:20 AM 2 pgs
Fees: $13.00 Taxes: $1,960.63

20200930-0112477

Address of New Owner:	Send Tax Bills to:	Tax Information
Marcus Ranney 2020 A 9th Avenue North Nashville, TN 37208	NEW OWNER	081-03-0-300

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($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 **Modern Homes, LLC, a Tennessee Limited Liability Company and Selim Hammoud, an unmarried man** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Marcus Andrew Ranney, an unmarried man** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 2020A on the M & S Homes I, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions, and Restrictions for M & S Homes I, a Horizontal Property Regime with Private Elements of record in Instrument No. 20181114-0112203, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The Easements, Restrictive Covenants, Conditions, and Regulations imposed upon and relating to the units, property, co-owners, and tenants of M & S Homes I a Horizontal Property Regime with Private Elements contained in said Declaration the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20181114-0112203 and By-Laws appended there to as Exhibit "C", said Register's Office are incorporated hereby and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Modern Homes, LLC, a Tennessee Limited Liability Company and Selim Hammoud by deed from Urban Core Homes, II, LLC of record in Instrument No. 20181114-0112201, Register's Office for Davidson County, Tennessee, and dated November 9, 2018.

This conveyance is made subject to the following:

1. Subject to the Master Deed, recorded as Instrument #20181114-0112203 Register's Office for Davidson County, Tennessee.

2. All matters appearing on the plan of M & S Homes I of record in Instrument No. 20181114-0112203 Register's Office for Davidson County, Tennessee.

3. Charter of M & S Homes I Homeowners Association of record in Instrument No. 20181114-0112202 Register's Office for Davidson County, Tennessee.

This property is improved property known as 2020 A 9th Avenue North, Nashville, TN 37208

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(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 25th day of September, 2020.

Modern Homes, LLC, a Tennessee Limited Liability Company

By: _____
Majed Abu- Salim, Sole Member

Selim Hammoud By: _____
Selim Hammoud by Majed Abu- Salim
his Attorney in Fact

attorney In fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned notary public of Will.. County, Tennessee, personally appeared Majed Abu-Salim, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Sole Mem of Modern Homes, LLC the within named bargainor, a limited liability company and that he as such Sole Mem executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Mem.

_____
Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 25th day of September, 2020 before me personally appeared Majed Abu- Salim to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Selim Hammoud acknowledged that such person executed the same as the free act and deed of Selim Hammoud.

_____
Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY