WARRANTY DEED

Karen Johnson Davidson County
Batch# 518454 DEEDWARR
11/19/2020 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $9,231.50
20201119-0136111

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

2020-525

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,495,000.00.

Lesley Amad
(Affiant)

Sworn to and subscribed before me this 16th day of November, 2020.

Notary Public

My commission expires: 5/2/22

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Amy Porterfield and Hobert G. Porterfield (NAME)	**NEW OWNER** (NAME)	**129-02-0-052.00**
259 Vaughns Gap Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MAC, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amy Porterfield and Hobert G. Porterfield, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of West Meade Farms, Inc., Section 4, as of record in Book 1835, Page 94, Register's Office.

Said Lot No. 2 fronts 200 feet on the westerly side of Vaughns Gap Road and runs back 514.3 feet on the northerly line and 449.5 feet on the southerly line to a deadline, measuring 258.7 feet thereon.

Being all the same property conveyed to MAC, LLC, a limited liability company by deed from Robert K. Hardwick, Executor of the Estate of Gerald Adams, deceased, dated December 5 , 2019 and of record in Instrument No. 20191206-0126336, said Register's Office.

This is improved property also known as: 259 Vaughns Gap Road, Nashville, TN 37205.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 16th day of November, 2020.

MAC, LLC,
a Tennessee Limited Liability Company

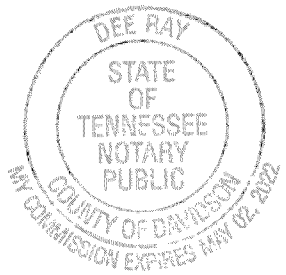
By: Quin Evans Segall (SEAL)
Quin Evans Segall, Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned of the state and county mentioned, personally appeared Quin Evans Segall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Representative of MAC, LLC, the within named bargainor, a Tennessee limited liability company, and that such Quin Evans Segall as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as such officer.

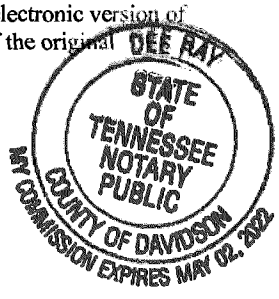
Witness my hand and seal, at office in Franklin, this 16th day of November, 2020.

Notary Signature
My commission expires: 5/2/22



I, the undersigned, 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.

Quin Evans Segall



State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Quin Evans Segall who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 5/2/22

Notary Public