Karen Johnson Davidson County
Batch# 544650 DEEDWARR
01/04/2021 01:37:30 PM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20210104-0000711

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

2020-564

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $825,000.00.

Quin Evans Segall
(Affiant)

Sworn to and subscribed before me this 31st day of December, 2020.

Dee Ray
Notary Public

My commission expires: 5/2/22

DEE RAY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

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)
MAC, LLC (NAME)	**NEW OWNER** (NAME)	**115-15-0-096.00**
1028 Vaughn Crest Boulevard (ADDRESS)	(ADDRESS)	
Franklin, TN 37069 (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, **Lee Schaefer and Ann Schaefer, husband and wife**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **MAC, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson, Tennessee being Lot No. 28 on the Plan of West Meade Farms, Inc. Section 1, of record in Book 1424, Page 47, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more complete description.

Being all the same property conveyed to Lee Schaefer and wife, Ann Schaefer by deed from William Hall, Trustee for the Bill and Louise Hall Trust, dated March 9, 2011 of record in Inst. No. 20160516-0048592, said Register's Office.

This is unimproved property known as: 235 Robin Hill Rd., 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, (5) all other matters of public record, (6)Taxes for the year 2021 and subsequent years, a lien not yet due and payable, and (7) Subject to the Easement of record in Book 6161, Page 302, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 30th day of December, 2020.

_____(SEAL)
Lee Schaefer

Ann Schaefer (SEAL)
Ann Schaefer

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

On this 30th day of December, 2020, before me personally appeared Lee Schaefer and Ann Schaefer, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

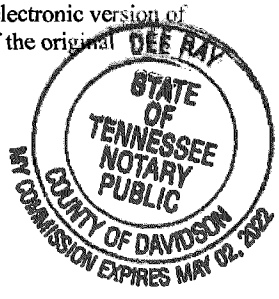
Witness my hand, at office, this 30th day of December, 2020.

Mary Glynn Williamson
Notary Signature
My commission expires: January 08, 2024

MARY GLYNN WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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