20211401DES0105	STATE OF TENNESSEE COUNTY OF DAVIDSON
Karen Johnson Davidson County Batch# 721061 DEEDWARRSP 09/21/2021 03:43:30 PM 4 pgs Fees: $23.00 Taxes: $2,586.30 20210921-0126937	The actual consideration or value, whichever is greater, for this transfer is $699,000.00. Affiant Subscribed and sworn to before me, this the 17th day of September, 2021. Notary Public My commission expires: 6.19.22

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ROBIN BICKET WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Elaine Mai Phillips	CMG Mortgage, Inc. dba	**2021:** **P/O 082-13-0-386.00 &** **P/O 082-13-0-188.00**
601 Madison Street, Unit 105	CMG Financial 3160 Crow Canyon Rd. Ste 400	**2022:082130K10500CO**
Nashville, TN 37208	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mainland Germantown, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elaine Mai Phillips, an unmarried woman

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:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 105 of The Elliott School Condominiums, as shown on the Plat of record on Exhibit C to the Master Deed of The Elliott School Condominiums, of record in Instrument Number 20210603-0074528 and recorded on June 6, 2021, in the Register's Office for said County, to which plan reference is here made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed.

Being a portion of the same property conveyed to MAINLAND GERMANTOWN, LLC, a Tennessee limited liability company, by Special Warranty Deed from CENTERSTONE OF TENNESSEE, INC., a Tennessee non-profit corporation, of record at Instrument No. 20151020-0106754 and recorded on October 20, 2015, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record as Instrument No. 20151020-0106755 and recorded on October 20, 2015 said Register's Office for Davidson County, Tennessee

This conveyance is subject to: (1) The following matters of record in the Register's Office for Davidson County, Tennessee: Plan of record in Plat Book 10, Page 606; Tennessee Conservation Easement of record in Book 6210, Page 39; Restrictions of record in Book 9183, Page 130, amended in Book 11625, Page 280; Master Deed of The Elliott School Condominiums, of record in Instrument Number 20210603-0074528, as amended in Instrument No. 20210817-0111417; Restrictions, easements and rights of record in Declaration of Covenants, Conditions and Restrictions for 6th and Madison, a Horizontal Property Regime with Private Elements, recorded in Instrument No. 20210602-0074189; Agreement for maintenance of storm water facilities of record in Instrument No. 20170726-0075599; Declarations of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170914-0093947, 20190107-0001584, and 20200116-0005944; (2) real property taxes for the year of closing (prorated) and subsequent years; (3)

all matters that would be disclosed by an accurate survey and inspection of the Property; (4) matters or conditions created by Grantee or its agents; (5) zoning and setback requirements; and (6) other condominium declarations, covenants, restrictions, general utility, sewer, and drainage easements of record.

This is improved (X) unimproved (_) property known as: 601 Madison Street, Unit 105, Nashville, TN 37208.

[signature and notary acknowledgement appears on the following page]

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; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming the same by, through, or under the GRANTOR but no further or otherwise. 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 MY/OUR HANDS EFFECTIVE AS OF 17th day of September, 2021:

Mainland Germantown, LLC, a Tennessee limited liability company

By: Mainland Asset Management, LLC, a Tennessee limited liability company
Its: Manager

By: _____
James Lennon, Authorized Person

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

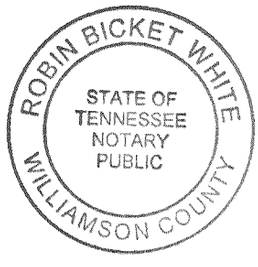
LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, James Lennon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Manager of Mainland Asset Management, LLC, a Tennessee limited liability company, the Manager of Mainland Germantown, LLC, a Tennessee limited liability company, the within named Grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name as such Manager of Mainland Asset Management, LLC, a Tennessee limited liability company, as Manager of Mainland Germantown, LLC, a Tennessee limited liability company, the said Grantor.

Witness my hand, at office, this the 17th day of September, 2021.

My Commission Expires: 6·19·22

_____
Notary Public



TRUE COPY CERTIFICATION

I, Robin White, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the attached document tendered for registration herewith and that this is a true and correct copy of the original executed and authenticated according to law on September 17, 2021.

Affiant Signature

9.17.21

Date

State of Tennessee

County of Williamson

Sworn and subscribed before me this 17 day of September, 2021.

Christina Indrei

Notary

My Commission Expires: 8/10/25

CHRISTINA INDREI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY