WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

ELIZABETH MARGUERITE TORTIER NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

MY COMMISSION EXPIRES OCTOBER 14, 2015

R-CC-14-2224

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jeffrey Scott Davidson and Gary Davidson	Guaranty Trust Company	
(NAME)	(NAME)	
2224 Fox Avenue	314 Robert Rose Dr	**119-01-0-229.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Murfreesboro TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **M.B. CAPITAL, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEFFREY SCOTT DAVIDSON, UNMARRIED, AND GARY DAVIDSON, MARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 194 on the Map of Overhill and W.H. Fox Subdivision of certain blocks in Cumberland Nurseries of record in Plat Book 332, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jean Lauzon by Deed from Deutsche Bank National Trust Company, as Trustee for First Franklin Mortgage Loan Trust 2006-FF11 of record at Instrument No. 20110913-0071029, Register's Office for Davidson County, Tennessee, dated August 31, 2011 and recorded on September 13, 2011.

Being the same property conveyed to MB Capital, LLC, a North Carolina Limited Liability Company by Deed from Jean Lauzon, unmarried of record at Instrument No. 20140121-0005447, Register's Office for Davidson County, Tennessee, dated January 17, 2014 and recorded on January 21, 2014.

This conveyance is subject to:
- Taxes for the year 2014 have been prorated and assumed by Grantees herein.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 21, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2224 Fox Avenue, Nashville, Tennessee 37210**.

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 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.

BILL GARRETT, Davidson County
Trans:T20140024027 DEEDWARR
Recvd: 04/09/14 13:49 2 pgs
Fees:13.00 Taxes:786.25
20140409-0029710

Witness my/our hand(s) this the 7th DAY OF APRIL, 2014.

M.B. Capital, LLC

Managing Member

Christopher E. Crimmins, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christopher E. Crimmins, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Managing Member of M.B. Capital, LLC, a North Carolina Limited Liability Company, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 1st day of April, 2014.

Mary Frances Rudy

Notary Public

My Commission Expires: 5-20-14

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212