RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140057831 DEEDWARR
Recvd: 08/07/14 11:41 2 pgs
Fees:13.00 Taxes:388.50
20140807-0071185

SHAMEKA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 11, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of August, 2014.

NOTARY PUBLIC

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MRB Developers, LLC 640 Hill Rd. Brentwood, TN 37027	Same address as new owner	09102008300

FOR AND IN CONSIDERATION of the sum of One Hundred Five Thousand and 00/100 Dollars ($105,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **JUSTIN HICKS, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **MRB DEVELOPERS, LLC**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 18 on the plan of Block 20, Cherokee Park Subdivision of record in Plat Book 161, Page 75, 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 Justin Hicks, married, by Warranty Deed from Philip Machalick and wife, Susy P. Machalick, dated 8/20/2010, recorded 8/20/2010, of record in Instrument No. 20100820-0066173, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 6117 New York Ave., Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

The subject property herein has never been the marital residence of the Grantor, and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

WITNESS MY/OUR HANDS, this the 1st day of August, 2014.

JUSTIN HICKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Justin Hicks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 1st day of August, 2014.

Notary Public

My commission expires: 12/23/2014

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY