WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/2016 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Y-WR-14-6116

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)
MRB Developers, LLC	**MRB Developers, LLC**	
(NAME)	(NAME)	
640 Hill Road	**640 Hill Road**	**091-02-0-104.00**
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	**Brentwood, TN 37027**	
(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 **CHRIS K. FRAMPTON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MRB DEVELOPERS, LLC,** 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 17, BLOCK 20, CHEROKEE PARK, as shown on plat of record in Plat Book 161, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Bonnie A. Tuffley, aka Martin to Chris Frampton aka Christopher K. Frampton as recorded on the 12th day of March, 2012 in Instrument No. 20120312-0021435 and Warranty Deed from Ralph Edwards and wife, Velma Edwards to Bonnie A. Tuffley, unmarried as recorded on the 10th day of November, 2003 in Instrument No. 20031110-0164227, in the Register's Office of Davidson County, Tennessee. The said Chris Frampton being one and the same person as Christopher K. Frampton

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 161, Page(s) 75, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **6116 California Avenue, Nashville, Tennessee 37209**.

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:T20140096608 DEEDWARR
Recvd: 12/26/14 15:49 2 pgs
Fees:13.00 Taxes:458.80
20141226-0118113

Witness my/our hand(s) this the 23rd DAY OF DECEMBER, 2014.

Chris Frampton by Scott Orr

Chris Frampton by Scott Orr, Attorney-In-Fact

Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SCOTT ORR, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CHRIS FRAMPTON (AKA CHRISTOPHER K. FRAMPTON), and who acknowledged he executed the same as the free act and deed of the said CHRIS FRAMPTON (AKA CHRISTOPHER K. FRAMPTON).

Witness my hand and official seal, this the 8th of December, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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