WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/02/15 09:35 3 pgs
Fees:18.00 Taxes:1239.50
20150202-0009265

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/5/2017

(AFFIX SEAL)

LAUREN W. MOSS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No.: ALW-14-542-UNITB

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan L. Horton	SAME	105070 L00200CO
(NAME)	(NAME)	
542B Hamilton Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **MBS CONSTRUCTION, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **NATHAN L. HORTON, UNMARRIED**, 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:

Being Unit B of the 542 Hamilton Avenue Homes, a Horizontal Property Regime located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 542 Hamilton Avenue Homes, of record as Instrument No. 20140606-0049466, Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 542 Hamilton Avenue Homes, contained in said Declaration, the plat filed at Exhibit "C" to said Declaration appearing in Instrument No. 20140606-0049466, and Bylaws appended thereto as Exhibit "B", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to MBS Construction, LLC by Warranty Deed dated April 24, 2014 from IRA Innovations, LLC FBO William Smallman Roth IRA of record in Instrument No. 20140425-0034817, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to IRA Innovations, LLC, FBO William Smallman Roth IRA, by Warranty Deed from Moyo Suarez, unmarried, dated December 4, 2013, recorded December 9, 2013 in Instrument No. 20131209-0125024, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 542B Hamilton Avenue, Nashville, TN 37203

(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, 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.

Witness my/our hand(s) this 30th day of January, 2015.

MBS Construction, LLC

Adam LaFevor, Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of January, 2015, before me personally appeared Adam LaFevor, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of MBS Construction, LLC, the within named bargainor, a corporation, and that he, as such Authorized Agent, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of January, 2015.

Jessi Parkhurst
State of Tennessee Notary Public
Davidson County
My Commission Expires August 23, 2016

Notary Public
My Commission Expires: 8/23/16

RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171

CERTIFICATE OF AUTHENTICITY

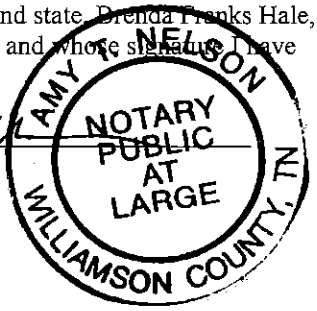
I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brenda Franks Hale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, Brenda Franks Hale, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amy T. Nelson



My Commission Expires: 11/15/2015