WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150008168 DEEDWARR
Recvd: 02/02/15 15:18 2 pgs
Fees:13.00 Taxes:1268.85

20150202-0009695

File No.: ALW-14-542-UNITA

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,932.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 08/23/2016

(AFFIX SEAL)

AMANDA VAUGHN
Notary Public
State of Tennessee
DAVIDSON COUNTY

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
Laura Click and Henry Click	Franklin American Mortgage Company	105-7-L-1.00CO
(NAME)	(NAME)	
212 Hamlett Drive	501 Corporate Centre Drive # 400	
(ADDRESS)	(ADDRESS)	
White House, TN 37188	Franklin, TN 37067	
(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, **LAURA CLICK AND HENRY CLICK, WIFE AND HUSBAND**, 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 Unit A, 542 HAMILTON AVENUE HOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140606-0049466, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to IRA Innovations, LLC, FBO William Smallman Roth IRA by Warranty Deed, dated December 4, 2013, recorded December 9, 2013, in Instrument No. 20131209-0125024 in the Register's Office for Davidson County, Tennessee.

Further being a portion of the same property conveyed to MBS Construction, LLC by Warranty Deed from IRA Innovations, LLC FBO William Smallman Roth IRA, dated April 24, 2014, recorded April 25, 2014 in Instrument No. 20140425-0034817, in the Register's Office of 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 542 A 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

BY: _____

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/herself to be the Authorized Agent of MBS Construction, LLC, the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

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

_____

Notary Public 8/23/16
My Commission Expires:

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

RETURN TO:

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