# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150022566 DEEDWARR
Recvd: 03/27/15 12:25 2 pgs
Fees:13.00 Taxes:1291.30
20150327-0026616

File No.: ALW-14-606-UNITB

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,000.00

Affiant

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

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 |
|---|---|---|
| Emily Kempf | Guaranteed Rate, Inc. | 105-7-M-2.00CO |
| (NAME) | (NAME) | |
| 606 B Moore Avenue | 3940 N. Ravenswood Avenue | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37203 | Chicago, IL 60613 | |
| (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, **EMILY KEMPF**, 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 B, 606 MOORE AVENUE TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140612-0051356, in the Register's Office for 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 by Warranty Deed from IRA Innovations LLC F/B/O William Smallman SEP IRA to MBS Construction, LLC, a Tennessee limited liability company, dated July 16, 2014, recorded July 21, 2014, in Instrument No. 20140721-0064514 and corrected by Deed of Correction, dated October 27, 2014, recorded November 12, 2014 in Instrument No. 20141112-0104578, 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 606 B Moore 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 20th day of March, 2015.

MBS Construction, LLC

BY: _____, attorney-in-fact

Adam LaFevor
Authorized Agent

STATE OF Tennessee
COUNTY OF Davidson

On this the 20th day of March, 2015, before me personally appeared Adam G. 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 purpose therein contained.

Witness my hand and official seal, this the 20th day of March, 2015.

Carla Gilbert

Notary Public
My Commission Expires:

CARLA GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires May 08, 2018

**RETURN TO:**

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