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WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150042690 DEEDWARR
Recvd: 06/02/15 08:45 2 pgs
Fees:13.00 Taxes:1276.50
20150602-0050815

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF MAY, 2015

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MRB Developers LLC	MRB Developers LLC	091-02-0-281.00 & 091-02-0-282.00
(NAME)	(NAME)	
640 Hill Road	640 Hill Road	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Frank Bessire and Maurice Bessire,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MRB Developers LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I - 5607 California Avenue, Nashville, TN 37209

Being Lots 1514 and 1516 of Block No. 47, Plan No. 2 West Nashville, as of record in Book 57, Page 172, Register's Office for said County.

Said Lots No. 1514 and 1516 front together 50 feet on the southerly side of California Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank Bessire and Maurice Bessire by deed dated September 15, 1997 from Wayne Greer and wife, Maxie Greer of record in Book 10628, Page 843, Register's Office for Davidson County, Tennessee. Frank Bessire is also known as Frank E. Bessire and Maurice Bessire is also known as Maurice Eddie Bessire.

Tract II - 5609 California Avenue, Nashville, TN 37209

Situated in Davidson County, Tennessee, being Lot Nos. 1518 and 1520 of Block No. 47 on Plan No. 2, West Nashville of record in Book 57, Page 172, Register's Office for said County.

Said Lot Nos. 1518 and 1520 fronts 25 feet each on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank E. Bessire and Maurice E. Bessire, as Tenants in Common by deed dated February 8, 2000 from Terry W. Woodall of record in Instrument No. 200002090013159, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☑ property, known as 5607 & - 5609 California Avenue, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (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 GRANTEES 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 GRANTEES, 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 hands this 22nd day of May, 2015.

Frank E. Bessire By: Maurice Eddie Bessire,
Attorney In Fact

Maurice Eddie Bessire

State of Tennessee
County of Davidson

Personally appeared before me **Maurice Eddie Bessire** with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 22nd day of May, 2015.

Notary Public I. Dyke Tatum
My Commission Expires: May 08, 2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Maurice Eddie Bessire** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Frank E. Bessire** as Attorney-In-Fact, as the his free act and deed.

WITNESS my hand and seal this 22nd, day of May, 2015.

Notary Public **I. Dyke Tatum**

My Commission Expires: 5/8/2017

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

File No.: 15-MRB