WARRANTY DEED

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of July, 2015

Notary Public

MY COMMISSION EXPIRES:

(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
Andrea Kathleen Erikson	New Owner	0910705001.00
(NAME)	(NAME)	
5402 B Pennsylvania Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **MRB Developers LLC a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Andrea Kathleen Erikson and Brad Michael Borchers, joint tenants with right of survivorship** 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:

Being Unit B as shown on Exhibit "C" on the Plan of 5402 Pennsylvania Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20141028-0099390, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MRB Developers LLC, a Tennessee Limited Liability Company by deed from Paul E. Metcalf, unmarried and Nora B. Metcalf, unmarried, as to her Life Estate Interest, dated August 1, 2014 and of record in Instrument No. 20140804-0069369, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5402 B Pennsylvania 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.

BILL GARRETT, Davidson County
Trans:T20150060663 DEEDWARR
Recvd: 07/24/15 09:39 2 pgs
Fees:13.00 Taxes:1294.63
20150724-0072709

Witness my/our hands this 21st day of July, 2015.

MRB Developers LLC

Rhonda Freeman, Member

By: Rhonda Freeman, Member

State of Tennessee
County of Davidson

Personally appeared before me, Rhonda Freeman, Member of MRB Developers, LLC, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21st day of July, 2015.

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

File No.: 15-Erikson

