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BILL GARRETT, Davidson County
Trans:T20150088473 DEEDWARR
Recvd: 10/16/15 15:26 2 pgs
Fees:13.00 Taxes:610.50
20151016-0105701

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

I. DYKE TAT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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.	09107022000
(NAME)	(NAME)	
640 Hill Road	640 Hill Road	
(ADDRESS)	(ADDRESS)	
Brentwood, Tennessee 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, **Jerry R. Clouse and wife, Lorrie P. Clouse** 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:

Land in Davidson County, Tennessee, being Lots Nos. 1108 and 1110, Block 170, Plan No. 1, West Nashville, of record in Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots adjoin and front together 50 feet on the southerly side of Kentucky Avenue, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jerry R. Clouse and wife, Lorrie P. Clouse by deed dated February 15, 2006 from Larry W. Foriest, unmarried of record in Instrument No. 20060221-0019656, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5205 A & B Kentucky 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 14th day of October, 2015.

Jerry R. Clouse

Lorrie P. Clouse

State of Tennessee
County of Davidson

Personally appeared before me Jerry R. Clouse and Lorrie P. Clouse, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of October, 2015.

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

Notary Public I. Dyke Tatum
My Commission Expires: 5/8/2017

File No.: 15-MRBDevelopers