WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160000387 DEEDWARR
Recvd: 01/04/16 13:51 2 pgs
Fees:13.00 Taxes:1342.73
20160104-0000411

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $362,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBBIE MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Scott G. Merrick and Lee Ann Merrick	SYNOVUS MORTGAGE CORP.	091021E00200
(NAME)	(NAME)	
6104 - B New York Avenue	2204 LAKESHORE DRIVE SUITE 325	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	BIRMINGHAM, AL 35209	
(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 **Scott G. Merrick and Lee Ann Merrick, husband and wife,** 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 Unit B as shown on Exhibit "B" on the plan of 6104 New York Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150416-0033765, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more accurate legal description.

Being the same property conveyed to MRB Development, LLC, a Tennessee Limited Liability Company by deed dated December 3, 2014 from David R. Faulk, unmarried of record in Instrument No. 20141205-0111515, Register's Office for Davidson County, Tennessee, and as corrected by Quitclaim Deed from MRB Development, LLC to MRB Developers, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150708-0065955, Register's Office.

unimproved ☐

This is improved ☑ property, known as 6104 - B New York 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 21st day of December, 2015.

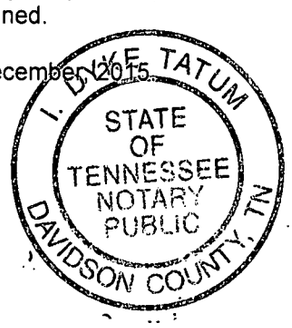
MRB Developers, LLC

By: Rhonda Freeman, Member
Rhonda Freeman, Member

State of Tennessee
County of Davidson

Personally appeared before me, **Rhonda Freeman**, **Member** of MRB Developers, LLC, a Tennessee Limited Liability Company, 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 December, 2015.



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

File No.: 15-6104Bnewyork