STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, , WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 338,000.00 .

Rhonda J Greenlee
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF January, 2016

NOTARY PUBLIC

My Commission Expires: 5/8/2017

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

THIS INSTRUMENT PREPARED BY:
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MRB Developers LLC. **640 Hill Road** **Brentwood, TN 37027-4438**	**MRB Developers LLC.** **640 Hill Road** **Brentwood, TN 37027-4438**	186-04-0A-063.00-CO

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

TUAN TA, A SINGLE MAN AND TUYEN TA AND HUE TA, HUSBAND AND WIFE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

MRB Developers LLC, a Tennessee Limited Liability Company

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 173, as shown on the map entitled Final Plat Burkitt Place Phase 1A, Section 2, of record in Instrument No. 20060315-0029571, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to TUAN TA and TUYEN TA, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, by deed from THE CRAIG COMPANY, A TENNESSEE CORPORATION, of record in Instrument No. 2000713-0083649, dated July 6, 2007, said Register's Office.

This improved property is known as 8225 Gainsford Lane, Nolensville, TN 37135.

BILL GARRETT, Davidson County
Trans:T20160007739 DEEDWARR
Recvd: 01/29/16 08:47 3 pgs
Fees:18.00 Taxes:1250.60
20160129-0008619

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. We do covenant with 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 28 day of July, 2015.

Tuan Ta

Tuyen Ta

Hue Ta

State of Georgia)
County of Fulton)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tuan Ta, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 23 day of July, 2015.

Notary Public

My commission expires: 2/5/17

ROGERS MITCHELL JR. NOTARY PUBLIC FULTON COUNTY, GEORGIA MY COMM. EXP. FEB 5, 2017

2 State of Florida)
County of Hillsborough)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Tuyen Ta, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of July 2015.

Notary Public

My commission expires: Oct 29, 2017

JOSEPHINE W. WILLIAMS
Notary Public - State of Florida
My Comm. Expires Oct 29, 2017
Commission # FF 047609
Bonded Through National Notary Assn

3 State of Florida)
County of Hillsborough)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Hue Ta, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of July 2015.

Notary Public

My commission expires: Oct 29, 2017

JOSEPHINE W. WILLIAMS
Notary Public - State of Florida
My Comm. Expires Oct 29, 2017
Commission # FF 047609
Bonded Through National Notary Assn.