WARRANTY DEED

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of February, 2016

Notary Public

MY COMMISSION EXPIRES: 7-24-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
MBO11 Holdings	MBO11 Holdings	72-6-51
(NAME)	(NAME)	
167 Antioch Pike	1606 Twin Square Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20160194

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Thomas J. DesRosier , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto MBO11 Holdings, a Tennessee General Partnership, 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 Lot No. 24 on the Map of Maynor Place, as of record in Book 843, page 24, Register's Office for said County.

Said Lot No. 24 fronts 60 feet on the southerly side of Maynor Avenue, and runs back 153.2 feet on the westerly line and 154.4 feet on the easterly line to a dead line, measuring 60 feet thereon.

Being the same property conveyed to Thomas J. DesRosier by deed from Gemella Scott and James Bruce Scott, dated April 30, 1997, of record in Book 10442, page 795, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat Book 843, page 24, Register's Office for said County; and (b) Right-of-Way Easement of record in Book 2196, page 282, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 908 Maynor Avenue, Nashville, TN 37216
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160012954 DEEDWARR
Recvd: 02/17/16 10:00 2 pgs
Fees:13.00 Taxes:592.00
20160217-0014809

Witness my hand this 11th day of February, 2016

Thomas J. DesRosier

STATE OF Massachusetts)
County OF Middlesex)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Thomas J. DesRosier, 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, at office, this 11th of February, 2016.

Notary Public
My Commission Expires: 10/27/2017

GEOVANNE COLON
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
October 27, 2017