(1)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160029065 DEEDWARR
Recvd: 04/11/16 09:52 2 pgs
Fees: 13.00 Taxes: 1461.13
20160411-0034294

DAVIDSON COUNTY GEORGETTE R. KENNEDY STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee
County of ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $394,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of April, 2016

Notary Public

MY COMMISSION EXPIRES: 03-07-17

(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
Hartwell E. Gex, III and Jessica L. Gex	LINCOLN CAPITAL ADVISORS	09102028100
(NAME)	(NAME)	
4210 Hillsboro Pike, Unit 203	995 Canton Street, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Roswell, GA 30075	
(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,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hartwell E. Gex, III and Jessica L. Gex, 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:

Being Lot 1516 of Block No. 47, Plan No. 2 West Nashville, as of record in Boo 57, Page 172, Register's Office for said County.

Being part of the same property conveyed to MRB Developers, LLC by deed dated May 22, 2015 from Frank Bessire and Maurice Bessire of record in Instrument No. 20150602-0050815, Register's Office for Davidson County, Tennessee, and by Deed of record in Instrument No. 20150629-0062154, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5607 B California Ave., 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 8th day of April, 2016.

MRB Developers. LLC.

By: Rhonda J Freeman
Rhonda J. Freeman, Chief Financial Officer

State of Tennessee
County of Davidson

Personally appeared before me Rhonda J. Freeman the Chief Financial Officer 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 8th day of April, 2016.

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

File No.: 16-Gex

