BILL GARRETT, Davidson County
Trans: T20160042236 DEEDWARR
Recvd: 05/19/16 14:15 2 pgs
Fees: 13.00 Taxes: 1331.63

20160519-0050350

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Prepared by:
Return to:
Esquire Title & Rosenthal Title, Inc.
[illegible] Circle, Suite 150
[illegible], TN 37027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of May, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

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 NUMBER
Thomas A. Lundborg, III and Thomas A. Lundborg, Jr.	New Owner	091021E00109
(NAME) 6104 A New York Avenue	(NAME)	
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(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 **Thomas A Lundborg, III, unmarried and Thomas A Lundborg, Jr., married man as joint tenants with right of survivorship. ,** 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 A 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 amore accurate legal description.

Being part of 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 A 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 6th day of May, 2016.

MRB Developers LLC

By: _____

Bryan L. Raver, Chief Operating Officer

Chief Operating Officer

State of Tennessee
County of Davidson

On this 6th day of May, 2016, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared before me **Bryan L. Raver**, the **Chief Operating Officer** of **MRB Developers LLC,** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that she executed the same as his free act and deed.

WITNESS my hand and seal this 6th day of May, 2016.

_____

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

File No.: 16-Lundborg

