WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160045458 DEEDWARR
Recvd: 05/31/16 11:14 2 pgs
Fees:13.00 Taxes:1472.23
20160531-0054294

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2016

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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
Mark McClain and Sarah Kleiman	NEW OWNER	091-02-0-610.00
(NAME)	(NAME)	
5607 A California Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **MRB Developers LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark McClain and Sarah Kleiman,** 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:

Connor JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

LAND in Davidson County Tennessee, being Lot No. 1514 of Block No 47, Plan No. 2 WEST NASHVILLE of record in Plat Book 57, page 172, Register's Office for Davidson County, Tennessee.

Said Lot No. 1514 fronts 25 feet on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank Bessire and Maurice Bessire by Warranty Deed from Wayne Greer and wife, Maxie Greer dated 09/18/1997 of record in Book 10628, page 843, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to MRB Developers, LLC from Frank Bessire and Maurice Bessire dated 05/22/2015 and recorded in Instrument No. 20150612-0050815, said Register's Office for Davidson County, Tennessee.

Further being the same proeprty conveyed to MRB Developers, LLC by Quitclaim Deed from MRB Developers, LLC dated 06/26/2015 and of record in Instrument No. 20150629-0062153, said Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5607 A California 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 26th day of May, 2016.

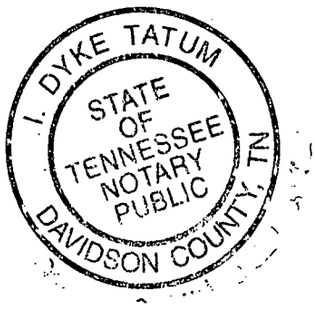
MRB Developers. LLC.

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

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, Rhonda J. Freeman with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Chief Financial Officer of MRB Developers LLC and that she as such Chief Financial Officer executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Chief Financial Officer

WITNESS my hand and seal this 26th day of May, 2016.



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

File No.: 16-McClain