WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,529.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 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(S)
Jonathan Coplon and Brooke Coplon	New Owner	0910702200
(NAME)	(NAME)	
5205 B Kentucky 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 **Jonathan Coplon and Brooke Coplon, 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:

LAND in Davidson County, Tennessee, being Lot No. 1110, Block 170, Plan No. 1 WEST NASHVILLE, of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MRB Developers, LLC by deed dated 10/14/2015 from Jerry R. Clouse and wife Lorrie P. Clouse of record in Instrument No. 20151016-0105701, Register's Office for Davidson County, Tennessee. Further being part of the same property conveyed to Jerry R. Clouse and wife Lorrie P. Clouse by deed dated 02/15/2006 from Larry W. Foriest of record in Instrument No. 20060221-0019656, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5205 B Kentucky 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.

BILL GARRETT, Davidson County
Trans:T20160061976 DEEDWARR
Recvd: 07/19/16 11:26 2 pgs
Fees:13.00 Taxes:1478.26
20160719-0074166

Witness my/our hands this 12th day of July, 2016.

MRB Developers. LLC.

By: Rhonda J Freeman CFO
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 12th day of July, 2016.

Notary Public Justin D. Tatum
My Commission Expires: 11/5/2018

JUSTIN D. TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

File No.: 16-Coplon