Box 14

28458-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160069187 DEEDWARR
Recvd: 08/10/16 10:04 2 pgs
Fees:13.00 Taxes:1470.38
20160810-0083110

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $397,400.00

Kathy Goodson
Affiant

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

Anna Agee
Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

ANNA AGEE 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
Michael P. Stabile	Mortgage Investors Group	09102028200
(NAME)	(NAME)	
5609 A California Avenue	8320 East Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Knoxville, TN 37923	
(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 **Michael P. Stabile,** an unmarried man 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:

Situated in Davidson County, Tennessee, being Lot No. 1518 of Block No. 47 on Plan No. 2 West Nashville of record in Book 57, Page 172, Register's Office for said County.

Said Lot No. 1518 fronts 25 feet on the southerly side of California Avenue and runs back between parallel lines 150 feet to an alley.

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 further conveyed by Quitclaim Deed dated June 26, 2015 of record in Instrument No. 20150629-0062156, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5609 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 8th day of August, 2016.

MRB Developers LLC

By: _____
Bryan L. Raver, Chief Operating Officer

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 8th day of August, 2016.



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

File No.: 16-Stabile