6

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 08, 2017

(AFFIX SEAL)

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

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
James E. Nell	James E. Nell	09102019800
(NAME)	(NAME)	
6016 California Avenue	5102 Heathrow Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(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 **James E. Nell,** 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:

6016 California Avenue, Nashville, TN 37209

Being described as Lot No. 17 of Block 19 on the Plan of Cherokee Park Subdivision, as of record in Book 161, Page 75, Register's Office for said County.

Said Lot No. 17 fronts 50 feet on the northerly side of California Avenue and runs back between parallel lines 150 feet, more or less.

Being the same property conveyed to MRB Developers LLC by deed dated October 20, 2015 from James L. Crow of record in Instrument No. 20151022-0107661, Register's Office for Davidson County, Tennessee.

5102 Heathrow Blvd., Brentwood, TN 37027

Land in Williamson County, Being Lot No. 6 on the Plan of Woodway (formerly Heathrow) of record in Plat Book 10, Pages 95 and 96, Revised in Plat Book 12, Page 1, Register's Office for Williamson County, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to James Edward Nell and wife, Tona Angela Nell by deed dated February 6, 1997 from John R. Chauvin and wife, Mary L. Chauvin of record in Book 1490, Page 521, Register's Office for Williamson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6016 California Avenue, Nashville, Tennessee 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:T20160096297 DEEDWARR
Recvd: 11/01/16 08:35 2 pgs
Fees:13.00 Taxes:869.50
20161101-0115155

Witness my/our hands this 26th day of October, 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 26th day of October, 2016.

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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

File No.: 16-Nell