WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170000148 DEEDWARR
Recvd: 01/03/17 10:04 2 pgs
Fees: 13.00 Taxes: 851.00
20170103-0000151

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

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
MRB Developers LLC	MRB Developers LLC	09106019500
(NAME)	(NAME)	
2306 Sterling Road	2306 Sterling Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(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, **Lewis K. Johnson, and wife and Jacqueline Johnson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MRB Developers LLC,** a Tennessee Limited Liability Company 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 the Westerly 15 feet of Lot Number 1517 and all of Lot Number 1519 and part of 1521 of Block 42, Plan No. 2 of West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 1517 and all of Lot 1519 and part of Lot 1521 front together 50 feet on the northerly side of Pennsylvania Avenue and run back between parallel lines with the Easterly margin of 57th Avenue North, formerly 16th Street, 150 feet to an alley.

Being the same property conveyed to Lewis K. Johnson and wife, Jacqueline Johnson by deed dated December 10, 1997 from Chi Lien Dao, unmarried of record in Book 10731, Page 605, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5608 Pennsylvania 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 30th day of December, 2016.

Lewis K. Johnson

Jacqueline Johnson

State of Tennessee
County of Davidson

Personally appeared before me Lewis K. Johnson and Jacqueline Johnson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 30th day of December, 2016.

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

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

File No.: 16-MRB-5608