398

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170050939 DEEDWARR
Recvd: 06/14/17 15:10 2 pgs
Fees: 13.00 Taxes: 1546.23
20170614-0059871

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $417,900.00

Megan Witherspoon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JUNE, 2017.

Notary Public

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

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
Ian Michael Zorbaugh	F&M Bank	091022B002.00
(NAME)	(NAME)	
6116 B California Avenue	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Clarksville TN 37040	
(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 Development, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ian Michael Zorbaugh, 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:

Land in Davidson County Tennessee, being Unit B as shown on the plan of 6116 California Avenue Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160915-0096926, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MRB Developers, LLC by deed dated December 23, 2014 from Chris K. Frampton, unmarried of record in instrument No. 20141226-0118113, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6116 B 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 **13th day of June, 2017.**

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 Development, 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 13th day of June, 2017.



Notary Public: Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 17-Zorbaugh