6

WARRANTY DEED

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 $417,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: 11/5/18

(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
Ryoko Suzuki and Jeff Stanley Coffin	Ryoko Suzuki and Jeff Stanley Coffin	091022B001.00
(NAME)	(NAME)	
6116 - A California Avenue	6116 - A California Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	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 **Ryoko Suzuki and Jeff Stanley Coffin, wife and husband**, 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 A as shown as Exhibit "B" 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 - 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.

BILL GARRETT, Davidson County
Trans:T20170067082 DEEDWARR
Recvd: 08/03/17 14:54 2 pgs
Fees:13.00 Taxes:1546.23
20170803-0079462

Witness my/our hands this 1st day of August, 2017.

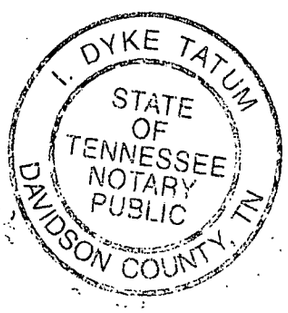
MRB Developers, LLC.

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 1st day of August, 2017.



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

File No.: 17-Suzuki