WARRANTY DEED

Bill Garrett Davidson County
Batch# 2858 DEEDWARR
09/21/2017 09:37:17 AM 2 pgs
Fees: $13.00 Taxes: $1,553.63
20170921-0096723

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $419,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(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
Natalie Gomez	NEW OWNER	091-02-2A-002.00
(NAME)	(NAME)	
6117 B New York Avenue		
(ADDRESS)	(ADDRESS)	
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 **Natalie Gomez, an unmarried woman** 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 Exhibit "B" on the plan of 6117 New York Avenue Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20160915-0096927, Register's Office for Davidson County, Tennessee, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being part of the same property conveyed to MRB Developers LLC by deed dated August 1, 2014 from Justin Hicks, a married man of record in Instrument No. 20140807-0071185, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6117 B New York 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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in INSTRUMENT # 20160915-0096927, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-17-6117

Witness my/our hands this 18th day of September, 2017.

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 18th day of September, 2017.

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

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

File No.: 17-Gomez-6117