WARRANTY DEED

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-40160

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of September, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MRB Developers, LLC	New Owner	09106007700
(NAME)	(NAME)	
2306 Sterling Rd		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 9415 **DEEDWARR**
10/06/2017 02:28:47 PM 2 pgs
Fees: $13.00 Taxes: $943.50

20171006-0102979

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Pedro Canchola Serratos and wife, Carmen Cerillo De Canchola**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **MRB Developers, LLC, a Tennessee limited liability company and Nathan Ledbetter**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Beginning at the Southwest corner of the Intersection of 59th Avenue North and Morrow Road; thence with the Margin of said Road North 55 Degrees West 75 Feet, more or less, to a point in the center line of a 6 Foot Walled Drain; thence with the center line of said drain, Southwesterly 205 Feet, more or less, to a point; thence South 55 Degrees East 59 Feet, more or less, to a Monument in the Northwesterly Margin of 59th Avenue North; thence with the Margin of said Avenue North, 35 Degrees 203 Feet to the point of beginning.

Being the same property conveyed to Pedro Canchola Serratos and wife, Carmen Cerrillo De Canchola by Warranty Deed from Michael F. Wissel and wife, Patricia J. Wissel, dated November 18, 2005 and recorded November 22, 2005 of record in Instrument No. 20051122-0141244, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
Any inaccuracy in the area, square footage, or acreage of land described in Schedule A. The company does not insure the area, square footage, or acreage of the land.
Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.
Storm Sewers and Sanitary Sewers recorded in Book 5010, Page 385, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5807 Morrow Road, 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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 29th day of September, 2017.

Pedro Canchola Serratos

Carmen Cerrillo de Canchola
Carmen Cerillo De Canchola

State of Tennessee
County of Williamson

Personally appeared before me Pedro Canchola Serratos and Carmen Cerillo De Canchola, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of September, 2017.

Notary Public
My Commission Expires: 8/15/21

Donald R. Barrett Jr. Notary Public State of Tennessee Williamson County

RETURN TO:
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5107 Maryland Way
Brentwood, TN 37027