WARRANTY DEED

Bill Garrett Davidson County
Batch# 38663 DEEDWARR
12/18/2017 10:28:01 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20171218-0128487

B-KW-17-908

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Bianca Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2017.

L.M. Corriveau
Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

L M CORRIVEAU STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bianca Rhea Jones	**TowneBank Mortgage**	
(NAME) **908A Maynor St**	(NAME) **PO Box 371306**	**072-06-1F-001.00-CO**
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Pittsburgh, PA 15250**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MBO11 HOLDINGS, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BIANCA RHEA JONES, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 908A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 908 Maynor Avenue Residences, with Private Elements of record as Instrument No. 20160328-0028371 and being shown on Plat attached thereto as Exhibit "C", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Thomas J. DesRosier by Warranty deed from Gemella Scott, unmarried and James Bruce Scott of record in Book 10442, page 795 Register's Office for Davidson County , Tennessee, dated April 30, 1997 and recorded on May 05, 1997.

Being a portion of the same property conveyed to MBO11 Holdings, a Tennessee General Partnership by Warranty deed from Thomas J. DesRosier of record in Instrument No. 20160217-0014809 Register's Office for Davidson County, Tennessee, dated February 11, 2016 and recorded on February 17, 2016.

This conveyance is subject to:
- Taxes for the year 2017, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 24, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160328-0028371, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20160405-0032614, in the Register's Office for Davidson County, Tennessee.
- Right-of-Way Easement of record in Book 2196, Page 282, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **908A Maynor St, Nashville, Tennessee 37216**.

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), their heirs and 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), 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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 8-17-073

Witness my/our hand(s) this the 14th DAY OF DECEMBER, 2017.

MBO11 Holdings, A Tennessee General Partnership

BY: _____
Rodney Lee VanWagoner
Partner

BY: _____
Jason Tidwell
Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY LEE VANWAGONER, signing for MBO11 HOLDINGS, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of MBO11 HOLDINGS, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of December, 2017.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JASON TIDWELL, signing for MBO11 HOLDINGS, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the PARTNER of MBO11 HOLDINGS, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th of December, 2017.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212