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WARRANTY DEED

Bill Garrett Davidson County
Batch# 39662 DEEDWARR
12/20/2017 09:54:25 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20171220-0129480

I. DYKE TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(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
Green Eggs & Homes, LLC, a Tennessee Limited Liability Company	Green Eggs & Homes, LLC, a Tennessee Limited Liability Company	09102003300
(NAME)	(NAME)	
615 Natchez Bend Road	615 Natchez Bend Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(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 **Green Eggs & Homes, LLC, a Tennessee Limited Liability Company,** 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 Lot 5 of Block No. 21, on the Plan of Cherokee Park Subdivision, of record in Book 161, Page 75, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to MRB Developers, LLC. by deed dated September 27, 2016 from Martin Montes and wife, Margarita Montes of record in Instrument No. 20160929-0102915, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 6204 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 **18th** day of **December,** 2017.

MRB Developers, LLC.

By Rhonda J Freeman COO
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 18th day of December, 2017.

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

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

File No.: 17-Green-6204