WARRANTY DEED

Bill Garrett Davidson County
Batch# 90485 DEEDWARR
05/09/2018 01:50:47 PM 2 pgs
Fees: $13.00 Taxes: $2,275.50

20180509-0044536

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC 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 $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(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
Mary Alexandra Coleman	new owner	083073B00200CO
(NAME)	(NAME)	
807 Porter Road, Unit B		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, a Tennessee Limited Liability Company and RA Homes, LLC, a Tennessee Limited Liability Company,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mary Alexandra Coleman, 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 Declaration of Covenants, Conditions and Restriction for a Horizontal Property Regime with Private Elements for 807 Porter Road Homes of record in Instrument No. 20161208-0128977, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MRB Developers, LLC, a Tennessee Limited Liability Company and RA Homes, LLC, a Tennessee Limited Liability Company by deed dated September 30, 2016 from Stephen F. Meade of record in Instrument No. 20161003-0103854, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 807 Porter Road, Unit B, Nashville, TN 37206
(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 of record in Instrument Number 20161208-0128977, 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 #: B-RES-18-00078

Witness my/our hands this 4th day of May, 2018.

MRB Developers, LLC, a Tennessee Limited Liability Company

By: _____

Bryan L. Raver, Chief Operating Officer

RA Homes, LLC, a Tennessee Limited Liability Company

By: _____

I. Dyke Tatum, Authorized Agent

State of **Tennessee**

County of **Davidson**

Personally appeared before me, the undersigned, a Notary Public within 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 the **Chief Operating Officer** of **MRB Developers, LLC, a Tennessee Limited Liability Company** the within named bargainor, and that **he** as such **Chief Operating Officer** being authorized so to do, executed the foregoing instrument for purposes therein contained, by signing on behalf of the Limited Liability Company.

Witness my hand and seal this the **4th** day of **May, 2018.**

_____
Notary Public

My Commission Expires: 11-5-18

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

State of **Tennessee**

County of **Davidson**

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforementioned, **I. Dyke Tatum** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged **himself** to be the **Authorized Agent** of **RA Homes, LLC, a Tennessee Limited Liability Company** the within named bargainor, and that **he** as such **Authorized Agent** being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing on behalf of the said Limited Liability Company.

Witness my hand and seal this the **4th** day of **May, 2018.**

_____
Notary Public

My Commission Expires: 11-5-18

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.