6

Bill Garrett Davidson County
Batch# 99423 DEEDWARR
06/04/2018 08:47:30 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20180604-0052688

WARRANTY DEED

J. DYKE TATUM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(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
Angela Hamano	Angela Hamano	083073B00100CO
(NAME)	(NAME)	
807 - A Porter Road	807 - A Porter Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	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 **Angela Hamano,** 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 A** 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 - A Porter Road, 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.

Witness my/our hands this 1st day of June, 2018.

MRB Developers, LLC, a Tennessee Limited Liability Company

By: Rhonda J Freeman CFO
Rhonda J. Freeman, Chief Financial 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, **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 the **Chief Financial Officer** of **MRB Developers, LLC, a Tennessee Limited Liability Company** the within named bargainor, and that **he** as such **Chief Financial 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 **1st** day of **June, 2018.**

Theresa L. Smith
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 **1st** day of **June, 2018.**

Theresa L. Smith
Notary Public

My Commission Expires: 11/5/18

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

File No.: 18-Hamano