This Instrument Prepared by:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

Return To:
Realty Title & Escrow Co., Inc.
6525 Quail Hollow Rd., Suite 115
Memphis, Tennessee 38120
RT No. 18110420
FNTG 7083434
Tribeca No. 278339

Bill Garrett Davidson County
Batch# 124000 **DEEDWARR**
08/02/2018 10:40:58 AM 2 pgs
Fees: $13.00 Taxes: $925.37

20180802-0075728

STATE OF TENNESSEE
COUNTY OF Shelby

I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 250,100.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn before me this the 1st day of ~~July~~ Aug. 2018.

Notary Public
My commission expires: _____

MATTHEW J. MCDONALD STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY My Commission Expires 07-25-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
MSB Trust Holdings, LLC P.O. Box 4090 Scottsdale, AZ 85261	MSB Trust Holdings, LLC P.O. Box 4090 Scottsdale, AZ 85261	149-15-0A 371.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RYAN MCCAY AND MADISON MCCAY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MSB Trust Holdings, LLC, A DELAWARE LIMITED LIABILITY COMPANY, hereinafter called the Grantees, their successors AND assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 92 on the plan of Phase Four, Cambridge Forest of record in Instrument No. 20020813-0098017, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3041 Bromley Way, Antioch, TN 37013.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Derivation: Being the same property conveyed to Grantors herein by way of special warranty deed of record at Instrument No. 20130404-0033112 in said Register's Office.

RM

Witness my hand this the 25 day of July, 2018.

Ryan McCay

Madison McCay

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan McCay and Madison McCay, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of July, 2018.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY