6

WARRANTY DEED

Bill Garrett Davidson County
Batch# 124244 **DEEDWARR**
08/03/2018 08:14:33 AM 2 pgs
Fees: $13.00 Taxes: $1,684.21

20180803-0076091

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

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,192.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May 03, 2021

(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
James O'Connell	Churchill Mortgage Corporation	072162B002.00
(NAME)	(NAME)	
1530 Hayden Drive	761 Old Hickory Blvd., Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(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 **James O'Connell and Christie O'Connell, husband and wife,** 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" to the Declarations of Covenants, Conditions, and Restrictions for a Horizontal Property Regime with Private Elements for 1528 Hayden Drive Townhomes of record in Instrument No. 20170508-0045519 as amended in Instrument No. 20180605-0053498, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MRB Developers, LLC., by deed dated April 28, 2016 from Terry W. Hampton, unmarried of record in Instrument No. 20160502-0042427, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1530 Hayden Drive, 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 August, 2018.

MRB Developers, LLC.

By: Rhonda J. Freeman CFO

Rhonda J. Freeman, Chief Financial Officer

State of **Tennessee**

County of **Davidson**

Personally appeared before me on **1st** day of **August, 2018**, 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 the 1st day of **August, 2018.**

Notary Public **I. Dyke Tatum**

My Commission Expires: **5/3/2021**

File No.: 18-O'Connell

