WARRANTY DEED

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **10TH** DAY OF **SEPTEMBER, 2018.**

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(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
Adam V. Reed and Marjorie J. Reed	New Owner	09106019500
(NAME)	(NAME)	
5608 - A Pennsylvania Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Adam V. Reed and Marjorie J. Reed , 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 the Westerly 15 feet of Lot Number 1517 and all of Lot Number 1519, Block 42, Plan No. 2 of West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said part of Lot Number 1517 and all of Lot 1519 front together 40 feet on the northerly side of Pennsylvania Avenue and run back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to MRB Developers, LLC, a Tennessee Limited Liability Company by deed dated December 30, 2016 from Lewis K. Johnson and wife, Jacqueline Johnson of record in Instrument No. 20170103-0000151, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5608 - A Pennsylvania 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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in BOOK 57, PAGE 172, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Karen Y Johnson Davidson County
Batch# 139750 **DEEDWARR**
09/11/2018 03:26:31 PM 2 pgs
Fees: $13.00 Taxes: $1,960.63

20180911-0090064

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-VRES-18-5684

Witness my/our hands this **10th** day of **September, 2018.**

MRB Developers, LLC, a Tennessee Limited Liability Company

By: Rhonda J Freeman CFO
Rhonda J. Freeman, Chief Financial Officer

State of **Tennessee**

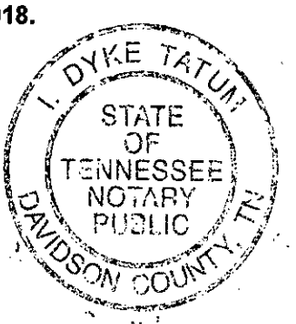
County of **Davidson**

Personally appeared before me on **10th** day of **September, 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 **10th** day of **September, 2018.**

Notary Public **I. Dyke Tatum**

My Commission Expires: 5/3/2021



File No.: 18-Reed