WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 143493 **DEEDWARR**
09/20/2018 03:17:39 PM 2 pgs
Fees: $13.00 Taxes: $1,702.00

20180920-0093473

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2018

Notary Public

MY COMMISSION EXPIRES:

(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
Molly E. Katz	FIRSTBANK	091060449.00
(NAME)	(NAME)	
P.O. Box 41042	318 SEABOARD LANE # 205	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	FRANKLIN, TN 37067	
(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, We, **MRB Developers, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Molly E. Katz,** 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:

A SINGLE WOMAN

Land in Davidson County, Tennessee, being all of Lot 1521 and Block 42, Plan No. 2 of West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lot 1521 fronts 25 feet on the northerly margin of Pennsylvania Avenue and extends back between parallel lines, 150 feet to an alley in the rear.

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 and all of the land conveyed to MRB Developers, LLC, a Tennessee Limited Liability Company by deed dated March 13, 2017 from George P. Lauderback, II and wife, Tina Lynn Lauderback of record in Instrument No. 20170314-0024915, Register's Office for Davidson County, Tennessee. See Quitclaim Deed of record in Instrument No. 20170330-0031310, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5608 - B 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.

Witness my/our hands this 14th day of September, 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, 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 the **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 official seal this **14th** day of **September, 2018.**

Notary Public **I. Dyke Tatum**
My Commission Expires: 5/3/2021

File No.: 18-5608B-KATZ

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