Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 18030072

KARA J. KRANTZ
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TN)
COUNTY OF Cheatham)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 12th DAY OF NOV., 2018.

NOTARY PUBLIC

My Commission expires: 1-10-2021

Address of New Owner
MRB Developers, LLC
2306 Sterling Road
Nashville, TN 37215

Send Tax Bills To:
Same

Tax Information:
091-12-0-116.00

Karen Y Johnson Davidson County
Batch# 158363 DEEDWARR
11/13/2018 09:32:30 AM 3 pgs
Fees: $18.00 Taxes: $555.00
20181113-0111459

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Carolyn S. Spencer,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **MRB Developers, LLC,** hereinafter called the **Grantee(s)**, its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 69 and 71 of Block 56 on Plan 1 of West Nashville of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said lots adjoin and front together 50 feet on the easterly side of 45th Avenue North and run back between parallel lines, Lot No. 71 running back along the south margin of Georgia Avenue, 105.5 feet to an alley.

Being the same property conveyed to Jack Marlin Stephens and wife, Mattie Lee Stephens, by Warranty Deed from Mamie Lee Hill, a widow, dated 05/08/46 and recorded on 05/14/46 in Book 1389, Page 399, Register's Office for Davidson County, Tennessee. The said Jack Marlin Stephens having since died leaving Mattie Lee Stephens the surviving tenant by the entirety. Mattie Lee Stephens, nka Mattie Lee Price, conveyed to Robert L. Price and wife, Mattie Lee Price, by Quitclaim Deed dated 04/07/87 and recorded on 04/10/87 in Book 7199, Page 465, said Register's Office. The said Robert L. Price having since died on or about March 24, 2012, leaving Mattie Lee Price the surviving tenant by the entirety. Mattie Lee Price further conveyed to Carolyn S. Spencer retaining a life estate by Quitclaim Deed dated 01/02/14 and recorded on 01/02/14 in Instrument No. 20140102-0000470, said Register's Office. Mattie Lee Price's life estate terminated upon her death, 08/31/2018.

This is property generally located:
610 45th Avenue North, Nashville, TN 37209

SUBJECT TO THE FOLLOWING:

1. 2018 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Book 57, Pages 74 and 75, said Register's Office.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) its successors and/or assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to

other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), its successors and/or 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.

IN WITNESS WHEREOF, **Carolyn S. Spencer** has/have caused this instrument to be executed, this the 7th day of November, 2018.

Carolyn S. Spencer

Carolyn S. Spencer

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Carolyn S. Spencer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 7th day of November, 2018.

My commission Expires: 8-27-22

NOTARY PUBLIC

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 12th day of NOV., 2018.

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY