Karen Johnson Davidson County
Batch# 194119 DEEDWARR
02/11/2019 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20190211-0012767

WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES: ~~May 03, 2021~~

(AFFIX SEAL) OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

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
Trace M. Wilgus and Abby J. Wilgus	Legacy Home Loans	072164F00200CO
(NAME) 1507 - B Wayne Drive	(NAME) 4004 Hillsboro Pk #216B	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville TN 37215	
(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 **Trace M. Wilgus and Abby J. Wilgus, 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 1507 Wayne Drive Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20171030-0110632, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MRB Developers, LLC, a Tennessee Limited Liability Company by deed dated October 2, 2017 from Timothy D. Smith, an unmarried man of record in Instrument No. 20171024-0108965, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1507 - B Wayne 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 8th day of February, 2019.

MRB Developers, LLC a Tennessee Limited Liabilty Company

By: _____
Bryan L. Raver, Chief Operating Officer

State of Tennessee
County of Davidson

Personally appeared before me, a notary public in and for the state and county aforementioned, **Bryan L. Raver** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be **Chief Operating Officer** of **MRB Developers, LLC a Tennessee Limited Liabilty Company** and that he as such **Chief Operating Officer** executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as **Chief Operating Officer.**

WITNESS my hand and seal this 8th day of February, 2019

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

_____
Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 19-Wilgus

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

