Karen Johnson Davidson County
Batch# 208407 DEEDWARR
03/21/2019 01:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,660.93
20190321-0025833

WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 362915

TONJA BARRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020
(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
Daniel M. Limina and Kelly Lynn Erdman	New Owner	072164F00100CO
(NAME)	(NAME)	
1507 A Wayne Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 **Daniel M. Limina, an unmarried man and Kelly Lynn Erdman, an unmarried woman as tenants in common with right of survivorship,** 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 A 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 A 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 18th day of March, 2019.

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, 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, a Tennessee Limited Liability Company 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 18th day of March, 2019.

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

File No.: 19-Limina

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

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

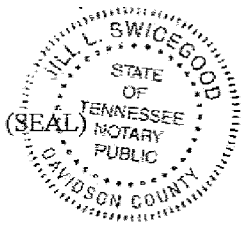
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900