WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $534,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH** DAY OF **MARCH, 2019.**

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(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
Zachary Lee Frank and Niki Sue Frank	New Owner	091063D00100C0
(NAME)	(NAME)	
5807 Morrow Road		
(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 **Zachary Lee Frank and Niki Sue Frank, 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 A as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for 5807 Morrow Road Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20180111-003629, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to MRB Developers, LLC., a Tennessee Limited Liability Company and Nathan Ledbetter by deed dated September 29, 2017 from Pedro Canchola Serratos and wife Carmen Cerrillo De Canchola of record in Instrument No. 20171006-0102979 as corrected by Scrivener's Affidavit in Instrument No. 20180301-0019234, Register's Office for Davidson County, Tennessee. The said MRB Developers, LLC., a Tennessee Limited Liability Company and Nathan Ledbetter thereafter conveyed their interest in said property to MRB Developers, LLC., a Tennessee Limited Liability Company by Quitclaim Deed dated March 26, 2018 of record in Instrument No. 20180328-0028772, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 5807 Morrow Road, 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.

PREPARED BY: BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

RETURNED TO:

Karen Johnson Davidson County
Batch# 211977 DEEDWARR
04/01/2019 10:10:59 AM 2 pgs
Fees: $13.00 Taxes: $1,979.13

20190401-0029044

Witness my/our hands this **29th** day of **March, 2019.**

MRB Developers, LLC, a Tennessee Limited Liability Company

By: _____
Bryan L. Raver, Chief Operating Officer

State of **Tennessee**
County of **Davidson**

Personally appeared before me on **29th** day of March, **2019**, 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,** 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 the **29th** day of **March, 2019.**

_____
Notary Public **I. Dyke Tatum**

My Commission Expires: 5/3/2021

File No.: 19-Frank

