WARRANTY DEED

State of Tennessee
County of ~~Davidson~~ Sumner

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Joseph Williams and Joseph Williams	Mortgage Investors Group	091063D00200CO
(NAME)	(NAME)	
1000 59th Avenue North	8320 E. Walker Springs Ln #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Knoxville, TN 37923	
(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 and Nathan Ledbetter,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joseph Williams and Kristina Williams, 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" 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 of record in Instrument No. 20180301-0019234, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1000 59th Avenue North, 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.

RECORD AND RETURN TO:
SUMNER TITLE & ESCROW LLC
131 INDIAN LAKE BLVD #200
HENDERSONVILLE TN 37075

Karen Johnson Davidson County
Batch# 216170 **DEEDWARR**
04/10/2019 11:09:25 AM 2 pgs
Fees: $13.00 Taxes: $1,979.13

20190410-0032659

Witness my/our hands this **5th** day of **April, 2019.**

MRB Developers, LLC, a Tennessee Limited Liability Company

By: Rhonda J Freeman CFO
Rhonda J. Freeman, Chief Financial Officer

Nathan Ledbetter
Nathan Ledbetter

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

Personally appeared before me on **5th** day of **April, 2019**, 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,** 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 the **5th** day of **April, 2019.**

Notary Public **I. Dyke Tatum**

My Commission Expires: 5/3/2021

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

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

On this **5th** day of **April, 2019**, before me, a Notary Public, in and for said State and County, aforesaid, personally appeared before me **Nathan Ledbetter** with whom I am personally acquainted (or has proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that **he** executed the same as **his** free act and deed.

Witness my hand and seal this the **5th** day of **April, 2019.**

Notary Public **I. Dyke Tatum**

My Commission Expires: 5/3/2021

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

File No.: 19-Williams