Karen Johnson Davidson County
Batch# 267687 DEEDWARR
08/07/2019 11:10:53 AM 2 pgs
Fees: $13.00 Taxes: $1,633.55

20190807-0078474

WARRANTY DEED

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $441,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:

(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
Karla Deal	Capstar Bank	072142X001.00
(NAME)	(NAME)	
2016 Scott Avenue	2002 Richard Jones Road, Suite 300 A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, Tennessee 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 **Karla Deal, an unmarried woman** 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 being Unit 2016 as shown on Exhibit "B" on the Declarations of Covenants, Conditions, and Restrictions for a Horizontal Property Regime with Private Elements for 2016 Scott Avenue Townhomes of record in Instrument No. 20180612-0056100, and amended in Instrument No. 20180711-0066692 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 16, 2017 from RA HOMES, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20171020-0107431, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2016 Scott Avenue, 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 **5th** day of **August, 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, 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 Liability 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 5th day of August, 2019.

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

File No.: 19-Deal

