Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

WARRANTY DEED

Karen Johnson Davidson County
Batch# 392843 DEEDWARR
04/28/2020 03:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,334.70
20200428-0044412

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$649,900.00~~ $631,000 LG

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF APRIL, 2020.

Notary Public

MY COMMISSION EXPIRES: 1/3/23

(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel J. Killian and Hannah C. Killian		09112011600
(NAME)	(NAME)	
610 45th Avenue North	New Owner	
(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 **Daniel J. Killian and Hannah C. Killian,** 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 Lots Nos. 69 and 71 of Block 56 on Plan I of West Nashville of record in Book 57, Pages 74 and 75, Register's Office for said County.

Said Lots adjoin and front together 50 feet on the easterly side of 45th Avenue North and run back between parallel lines, Lot No. 71 running back along the south margin of Georgia Avenue, 105.5 feet to an alley.

Being the same propery conveyed to MRB Developers, LLC, a Tennessee Limited Liability Company by deed dated November 7, 2018 from Carolyn S. Spencer of record in Instrument No. 20181113-0111459, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 610 45th 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.

Witness my/our hands this **24th** day of **April, 2020.**

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 **24th** day of **April, 2020.**

Notary Public J. Dyke Tatum
My Commission Expires: 5/3/2021

File No.: 20-Killian

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

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Hardwick, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D. Hardwick

Notary's Signature

My Commission Expires: 5/23/2023

Notary's Seal (If on paper)

