WARRANTY DEED

Karen Johnson Davidson County
Batch# 489577 DEEDWARR
10/05/2020 02:32:22 PM 2 pgs
Fees: $13.00 Taxes: $3,200.13

20201005-0115139

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $864,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 5/3/21

(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
Katelyn Von Diezelski and Daniel Tepper	new owners	118 13 4F 002.00CO
(NAME)	(NAME)	
3652 Mayflower Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **Katelyn Von Diezelski and Daniel Tepper,** wife and husband 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" on the Declarations of Covenants, Conditions and Restrictions for 3650 Mayflower Place Homes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190919-0094974, Register's Office for Davidson County, Tennessee.

Part of the same property conveyed to MRB Developers LLC, a Tennessee Limited Liability Company by deed dated May 19, 2019 from SLJ Real Estate LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190513-0044417, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3652 Mayflower Place, Nashville, TN 37204
(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.

THIS CONVEYANCE IS SUBJECT TO:
- Taxes for the current year and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Plat of record in Instrument Number 20190919-0094974, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 6-TAREG-20-3652

Witness my/our hands this 30th day of September, 2020.

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 Financial Officer executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Financial Officer.

WITNESS my hand and seal this 30th day of September, 2020.

_____

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

File No.: 20-Tepper

