RETURN TO: SATURN & MAZER TITLE SERVICES, INC. SP44031
212 THIRD AVENUE NORTH, NASHVILLE, TN 37201 FILE BOX " 7 "

WARRANTY DEED

JANEL L. McALISTER NOTARY PUBLIC AT LARGE SUMNER CO., TENN.

MY COMMISSION EXPIRES: MARCH 27, 2007

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2005.

Notary Public

MY COMMISSION EXPIRES: 3/27/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas Taylor Hendricks	Mortgage Investors Group	91-1-96
(NAME)	(NAME)	
717 23rd Street	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, Tn 37209	Knoxville, 37909	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert C. Spurgeon and wife, Allyson Spurgeon, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Nicholas Taylor Hendricks and wife, * HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: ***Catherine Leigh Hendricks**

Land in Davidson County, Tennessee, being Lot No. 4, on the plan of Hullett Subdivision, of record in Book 8250, page 317, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert C. Spurgeon and Allyson Spurgeon, by deed of record in Instrument No. 20030805-0110861, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Allyson Spurgeon by Robert C. Spurgeon as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. 20050825-0101495 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 717 23rd Street, 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.

Davidson County DEEDWARR
Recvd: 08/25/05 10:12 2 pgs
Fees:13.00 Taxes:412.55

20050825-0101496

Witness our hands this 18th day of August, 2005.

Robert C. Spurgeon

Allyson Spurgeon
By Robert C. Spurgeon
Her Attorney In Fact

STATE OF TN

COUNTY OF DAVIDSON

On this the 18th day of August, 2005, before me personally appeared Robert C. Spurgeon, the person who executed the foregoing instrument on behalf of Allyson Spurgeon and who acknowledged that he executed the same as the free act and deed of the said Allyson Spurgeon, through Power of Attorney granted Robert C. Spurgeon by the said Allyson Spurgeon

Witness my hand and official seal at Nashville, Tennessee this 18th day of August, 2005.

Commission expires: May 28, 2006

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006

Notary Public

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert C. Spurgeon with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th day of August, 2005.

Commission expires: May 28, 2006

Notary Public

LaTrece McAdoo
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006