File No. 271000581

20D

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/30/07 09:57 2 pgs
Fees:13.00 Taxes:444.00

20071130-0138867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$120,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF NOVEMBER, 2007.

Notary Public

My Commission Expires 8/23/11

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Daniel L. Wischhof, Attorney at Law
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis Armando Rodas	Mortgage Investors Group	Map 18-16 Parcel 60.00
(NAME) **412 Bell St.**	(NAME) 8320 E. Walker Springs Lane, #200	
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Austin M. Writesman, Married

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Luis Armando Rodas, Married

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 10th Civil District of Davidson County, Tennessee, more particularly described and bounded as follows:

Beginning at an iron pin in the Westerly margin of Bell Street, said point being the Southeasterly corner of the property herein described, the Northeasterly corner of the Robert Cartwright property, thence with the Northerly boundary of said Cartwright property, North 90 deg. 00' West 90 feet to an iron pin in the corner of a fence; thence North 6 deg. 44' East with an existing fence line 71.5 feet to a point in said fence line; thence North 90 deg. 00' East 90 feet to a point in the Westerly margin of Bell Street; thence with said Westerly margin of Bell Street South 6 deg. 44' West 71.5 feet to the point of beginning.

Being the same property conveyed to Austin M. Writesman, Married by Warranty Deed dated June 28, 2007, from James Ghee, Unmarried, of record by Instrument No. 20070702-0078627 in the Register's Office for Davidson County, Tennessee. Also being the same property conveyed to James Ghee, an unmarried person by Warranty Deed dated April 1, 2005 from Robert Brinkley, an unmarried person, of record by Instrument No. 20050404-0036555 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2008, and subsequent years, easement and restrictive covenants of record.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-301, et seq., or other similar statute.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as **412 Bell St., Goodlettsville, TN 37072**

(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hand this 28th day of November, 2007.

Austin M. Writesman

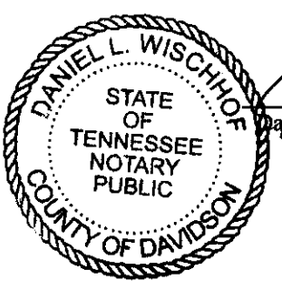
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Austin M. Writesman, Married the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of November, 2007.

Commission expires: August 23, 2011



Daniel L. Wischhof Notary Public

File Number: 271000581

RETURN TO:

AmTitle & Escrow
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Goodlettsville, TN 37072