WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 119,900.00

Marie Bradford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of October, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Atomic Closing and Escrow Services, LLC, P.O. Box 60888, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin McClelland	Mortgage Investors Group	060-08-0-056.00
(NAME)	(NAME)	
207 Ben Allen Road	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Knoxville, TN 37923	
(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, Thomas L. Cagle, unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dustin McClelland, unmarried, 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 part of the southerly part of Lot No. 14 of E.A. Lindsley Subdivision of record in Book 547, Page 144, Register's Office for said County, and described as follows:

Beginning in the northerly margin of Ben Allen Road 206 feet east of the northeast corner of said road and Hillside Ave., north 346 feet more or less, to a point which is 182 feet east of Hillside Avenue; thence east 60 feet south, south 309 feet, more or less, to the northerly margin of Ben Allen Road; thence with said road southwest 74 feet to the point of beginning.

Being the same property conveyed to Terry Loyd Cagle and wife, Sarah Jane Cagle by Warranty Deed dated April 21, 1966 from Allen R. Douglas and wife, Dorothy A. Douglas of record in Book 4009, page 816, Register's Office for said County AND FURTHER conveyed to Thomas L. Cagle by Quitclaim Deed from Sarah Jane Cagle, a widow, and Thomas L. Cagle, a single man, being all the heirs of Terry Loyd Cagle, of record in Instrument Number 20040324-0033451, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved x property, known as 207 Ben Allen Road, Nashville, TN 37207
(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 our hands this 22nd day of October, 2009.

Thomas L. Cagle
Thomas L. Cagle

BILL GARRETT, Davidson County
Trans:T20090072184 DEEDWARR
Recvd: 10/23/09 10:21 2 pgs
Fees:13.00 Taxes:443.63

20091023-0098042

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS L. CAGLE, the within named the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 22nd day of October, 2009.

Commission expires: 18 JUN 2013

Gregory Rex Mayne
Notary Public

GREGORY REX MAYNE
Commission # 1854530
Notary Public - California
Los Angeles County
My Comm. Expires Jun 18, 2013

RETURN TO:

Atomic Closing and Escrow Services, LLC
P.O. Box 60888, Nashville, TN 37206