21005016 8

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-100500251

Davidson County DEEDWARR
Recvd: 06/03/10 14:43 3 pgs
Fees:18.00 Taxes:347.80
20100603-0043131

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$94,000.00

TAMMY DUNCAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 1st day of June , 2010

Notary Public

MY COMMISSION EXPIRES: 1/23/2011

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Waddell **4245 Valley Grove Drive** **Hermitage, TN 37076**	Mortgage Investors Group 8320 E. Walker Springs Lane Knoxville, TN 37923	**086-16-0-029.00**

FOR AND IN 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,

Ratna Nagarajan

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Waddell, an unmarried man and Lea Anderson, an unmarried woman

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 Lot No. 66, Section One - Revised, Valley Grove, of record in Book 5200, page 388, Register's Office for said County.

Said Lot No. 66 fronts 65.00 feet on the westerly margin of Valley Grove Drive and extends back 120.26 feet on the northerly line and 126.89 feet on the southerly line to a dead line in the rear, measuring 65.34 feet thereon.

Being the same property conveyed to Ratna Nagarajan, by Quitclaim Deed from Govindaswamy Nagarajan, dated 12-1-08 and recorded 7-14-09 in Instrument No. 20090714-0065903, and being the same property previously conveyed to Govindaswamy Nagarajan and wife, Ratna Nagarajan, by Warranty Deed from J & J Enterprises, a Partnership, dated 5-4-87 and recorded 5-8-87 in Book 7230, page 937, in the Register's Office of Davidson County, Tennessee.

This is improved (X) property known as **4245 Valley Grove Drive, Hermitage, TN 37076**
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 1st day of June , 2010.

Ratna nagarajan

Ratna Nagarajan

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 Ratna Nagarajan 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 Hermitage, Tennessee, this 1st day of June , 2010.

Commission Expires: 10-24-2010 Paul L. Victory
Notary Public

PAUL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires OCT. 24, 2010

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 2010.

Commission Expires:_____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF

On this the _____ day of _____, 2010, before me personally appeared _____ to me known to be the person who executed the foregoing instrument in behalf of _____ as her Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said _____

Witness my hand and official seal at _____, Tennessee, this the _____day of _____, 2010.

Commission Expires:_____ _____
Notary Public

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour, 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.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public for this county and state Tracey Trumphour, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 9/2/2013

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON