BILL GARRETT, Davidson County
Trans:T20110012898 DEEDWARR
Recvd: 03/03/11 12:53 3 pgs
Fees:18.00 Taxes:444.00
20110303-0017114

Realty Title

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Sierra M. Mack
2002 McKennell Dr.
Nashville, Tennessee 37206

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
MORTGAGE INVESTORS GROUP
8320 EAST WALKER SPRINGS LANE, 3200
KNOXVILLE, TN 37923

MAP 83-4
GROUP
PARCEL 134.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher M. Beres, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Sierra M. Mack,** _____ hereinafter called the GRANTEE, her 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. 88 on the Plan of Rosebank Park, of record in Book 1835, page 26, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Christopher M. Beres, unmarried by deed dated March 15, 2007 from Jacinto Gomez and wife, Josefina Gomez of record in Instrument no. 20070320-0033550, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **2002 McKennell Dr., Nashville, Tennessee 37206.**

*Kelly Beres, spouse of Christopher M. Beres, hereby joins in this conveyance transferring all her, right, title in said property, marital or otherwise.

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 the **28th** day of **February, 2011.**

Christopher M. Beres

Christopher M. Beres

Kelly Beres Christopher M. Beres as Attorney in fact.

Kelly Beres by Christopher M. Beres as Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Christopher M. Beres**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed as his free act and deed for the purposes therein contained AND further acknowledges that he is the attorney in fact for Kelly Beres, and as attorney in fact he executed the within Warranty Deed by signing the name of Kelly Beres as her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of February, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me on this 28th day of February, 2011.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/8/2012