WARRANTY DEED

File #11122682

ATT VIXAYVONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
06/17/2013

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of January, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hector Inga and Ninfa G. Inga	New Owner	052-16-0-027.00
(NAME) P.O. Box 22	(NAME) P.O. Box 22	
(ADDRESS) Mahopac Falls, NY 10542	(ADDRESS) Mahopac Falls, NY 10542	
(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, I/WE, **D & R Investment Group,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hector Inga and wife, Ninfa G. Inga,** 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. 11 on the Plan of Marlin Meadows, Section No. 4 of record in Plat Book 2133, Page 66 & 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to D & R Investment Group by Quitclaim Deed from Douglas G. Odom, Jr. and wife, Robbie H. Odom of record in Book 11012, Page 776, in the Register's Office for Davidson County, Tennessee, dated June 25, 1998.

Being the same property previously conveyed to Douglas G. Odom, Jr. and wife, Robbie H. Odom, by Warranty Deed from Terry Lee Nichols and wife, Teresa Gail Odom Nichols, in Book 5645, Page 146, in the Register's Office for Davidson County, Tennessee, dated August 27, 1980.

This conveyance is subject to: Any and all matters as set forth in Plan of record in Plat Book 2133, Page 66 & 67; Restrictions of record in Book 2196, Page 35 amended in Book 2204, Page 339 and Book 2242, Page 392 but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons, all in the Register's Office for Davidson County, Tennessee.

unimproved ☒
This is improved ☐ property, known as **728 Allen Pass, Madison,TN,37115**
(House Number) (Street) (P.O. Address) (City or Town)

BILL GARRETT, Davidson County
Trans:T20120002351 DEEDWARR
Recvd: 01/10/12 15:28 2 pgs
Fees:13.00 Taxes:25.90
20120110-0002675

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 6th day of January, 2012.

D & R Investment Group

BY: D G Odom GP.

Douglas G. Odom, Jr., General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Douglas G. Odom, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of D & R Investment Group, the within named bargainor, a Tennessee Limited Partnership, and that he as such General Partner, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as General Partner.

Witness my hand and official seal at this 6th day of January, 2012.

Commission expires: 3-3-15

Carter A. Howard

Notary Public

CARTER A. HOWARD NOTARY PUBLIC LARGE STATE OF TENNESSEE

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130