BILL GARRETT, Davidson County
Trans: T20120019658 DEEDWARR
Recvd: 03/19/12 12:56 2 pgs
Fees: 13.00 Taxes: 451.40
20120319-0023135

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

Jessica Adams
Affiant

Subscribed and sworn to before me, this 14th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WARRANTY DEED

KELLY ANN CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

G-KW-12-730

exp: 7/3/13

Return to
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kelly Hoskins	Mortgage Investors Group	
730 North 5th Street	8320 East Walker Springs Lane, Ste. 200	
Nashville, TN 37207	Knoxville, TN 37923	82-7-423.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAN WATSON, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLY HOSKINS, unmarried, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF AN UNNUMBERED TRACT SHOWN ON THE MAP OF MRS. SARAH A. HART'S SUBDIVISION OF LOTS IN EAST NASHVILLE, OF RECORD IN BOOK 57, PAGE 151, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE WESTERLY MARGIN OF NORTH 5TH STREET, 150 FEET SOUTH OF THE SOUTH MARGIN OF ARRINGTON STREET, BEING THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO MINNIE MARTIN BY DEED FROM S.P. HOLT AND WIFE, OF RECORD IN BOOK 1367, PAGE 11, SAID REGISTER'S OFFICE; THENCE, ALONG MARTIN'S SOUTH LINE WESTERLY 170 FEET TO AN ALLEY; THENCE, WITH THE MARGIN OF THE SAME SOUTHERLY 50 FEET TO A POINT; THENCE, EASTERLY 170 FEET TO THE WESTERLY MARGIN OF NORTH 5TH STREET; THENCE, WITH THE MARGIN OF THE SAME, NORTHERLY 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAN WATSON BY WARRANTY DEED FROM THE 730 N. 5TH STREET TRUST, L&O FARMS, FLP, AS TRUSTEE RECORDED ON THE 22ND DAY OF AUGUST, 2011 IN INSTRUMENT NO. 20110822-0064879, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 57, PAGE 151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE; PROPERTY USED FOR INVESTMENT PURPOSES ONLY.

unimproved ( )
This is improved (X) property, known as 730 North 5th Street, Nashville, Tennessee 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 GRANTEE(S), their 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), 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 my/our hand(s) this 14th day of March, 2012.

Jan Watson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jan Watson, the within named bargainor, 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, this the 14th day of March, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903