WARRANTY DEED

MIG12-0917

STATE OF ~~Tennessee~~ Alabama
COUNTY OF ~~Davidson~~ Madison
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

Subscribed and sworn to before me, this 1st DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 04/24/13 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Gerald Andrady	Mortgage Investors Group	
917 Bradford Avenue (ADDRESS)	8320 East Walker Springs Lane (ADDRESS)	
Nashville, TN 37204 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	105-13-338.00

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 MATTHEW SHERRILL, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GERALD ANDRADY, A MARRIED MAN, 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:

Land in Davidson County, Tennessee, being Lot No. 36 on the Map of Waldkirch, a subdivision of Lots Nos. 8 & 9 in W.L.B. Lawrence Plan, of record in Book 421, Page 90, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Matthew Sherrill and wife, Arenda Sherrill by Deed from W. H. Terry and wife, Mary Louise Terry of record in Book 3797, Page 468, Register's Office for Davidson County, Tennessee, dated July 31, 1964. Arenda Sherrill having since died on June 27, 1997 leaving the property vested solely to Matthew Sherrill.

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 421, page 90; Book 3706, page 388; Book 3708, page 185; Book 4531, page 842, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 917 Bradford Avenue, Nashville, Tennessee 37204
(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 1st day of May, 2012.

Matthew Sherrill

BILL GARRETT, Davidson County
Trans:T20120035247 DEEDWARR
Recvd: 05/14/12 11:01 2 pgs
Fees:13.00 Taxes:888.00
20120514-0041357

May. 1. 2012 9:45AM city rescue mission No. 7107 P. 4

STATE OF Alabama
COUNTY OF Madison

On this the ~~24th~~ 1 MAY day of ~~April~~, 2012, before me personally appeared Matthew Sherrill, unmarried to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~24th~~ 1 MAY day of ~~April~~, 2012.

Tawana Williamson
Notary Public

My Commission Expires: 01/26/2013

(SEAL)

NOTARY PUBLIC TAWANA LASHUN WILLIAMSON MADISON COUNTY, ALA.

RETURN TO:
Homeland Title, LLC
1898 General George Patton I
Franklin, TN 37087
Phone: (615)599-9959