WARRANTY DEED

return to:
Foundation Title & Escrow, LLC
ton Hills Blvd, Suite 175
ashville, TN 37215

BILL GARRETT, Davidson County
Trans: T20120041607 DEEDWARR
Recvd: 06/06/12 09:29 2 pgs
Fees: 13.00 Taxes: 830.65

20120606-0049288

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of May, 2012

Notary Public

MY COMMISSION EXPIRES: 5/10/16

(AFFIX SEAL)

DEANNA DAWN JOHNSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 5/10/16

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Evyn Mustoe and Jaren Johnston	Mortgage Investors Group	10501018900
(NAME) 1507 Tremont Avenue	(NAME) 8320 East Walker Springs Lane Suite 200	
(ADDRESS) Nashville, TN 37212	(ADDRESS) Knoxville, TN, 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Charlotte Lee Smith**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Evyn Mustoe and Jaren Johnston**, tenants in common with right of survivorship, 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. 1 on the Plan of Section One Hundred Two, Edgehill Estates, as of record in Plat Book 4715, Page 191, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Charlotte Lee Smith by Warranty Deed from Kim E. Williams, married, recorded on the 28th day of April, 2008 in Instrument No. 20080428-0042754, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1507 Tremont Avenue, Nashville, TN 37212

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, has 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 **31st** day of **May, 2012**

Charlotte Lee Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Charlotte Lee Smith**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **May, 2012**

Notary Public

My commission expires: 5/10/16

DEANNA DAWN JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DeKALB COUNTY
My Commission Expires 5/10/16