BILL GARRETT, Davidson County
Trans:T20120047246 DEEDWARR
Recvd: 06/27/12 09:18 2 pgs
Fees:13.00 Taxes:163.94
20120627-0056183

BOX 10-A

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 4, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,307.00

Affiant

Subscribed and sworn to before me, this 22ND DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES: 11/03/15

(AFFIX SEAL)

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Innovative RE Solutions, LLC Solutions, LLC	SAME AS NEW OWNER	05108015400
	(NAME)	
251 Nesbitt Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Alice Faye Rion,Tina Resha, Billie McRae, Sherry Diane Blair, Charles Wayne McRae, Jr., Tammy Rowe and Christopher McRae, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Innovative RE Solutions, LLC Solutions, LLC, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING PART OF AN UNNUMBERED TRACT SHOWN ON THE PLAN OF SEC. 1, MORNINGSIDE HEIGHTS, AS OF RECORD IN BOOK 1130, PAGE 76, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND BEING KNOWN AS LOT NO. 4 OF BLOCK "B" ON THE UNRECORDED MAP OF CORELAND SUBDIVISION, AND DESCRIBED ACCORDING TO A SURVEY BY WILLIAM COLLIER PARRISH ASSOCIATES, DATED JUNE 28, 1955, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHERLY MARGIN OF DUE WEST AVE. AT THE COMMON CORNERS OF LOTS 4 AND 5 OF SAID CORELAND SUBDIVISION, BEING 70 FEET EASTERLY FROM A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE AT THE INTERSECTION OF SAID AVENUE AND CORELAND DRIVE; THENCE WITH THE MARGIN OF DUE WEST AVE. SOUTH 87 DEGREES 30' EAST 100 FEET TO A POINT, THE NORTHWEST CORNER OF LOT 7 ON THE MAP OF SECTION ONE, MORNINGSIDE HEIGHTS, OF RECORD IN BOOK 1130, PAGE 76, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH THE LINE BETWEEN LOT 4 AND SAID LOT 7, SOUTH 2 DEGREES 30' WEST 200 FEET TO A POINT AT THE NORTHEAST CORNER OF LOT 28 SAID MORNINGSIDE HEIGHTS SUBDIVISION; THENCE WITH THE LINE BETWEEN LOT 4 AND LOT 28, NORTH 87 DEGREES 30' WEST 100 FEET TO THE COMMON CORNERS OF LOTS 4 AND 5 OF SAID CORELAND SUBDIVISION; THENCE WITH THE LINE BETWEEN SAID LOTS NORTH 2 DEGREES 30' EAST 200 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM BYRNS MCRAE AND WIFE, LOUISE MCRAE BY DEED FROM A. N. BEAVERS AND WIFE, MARY BEAVERS OF RECORD IN BOOK 2447-565, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE PARTIES HAVING SINCE DIVORCE AND BY FINAL DIVORCE DECREE UNDER DOCKET NUMBER 75021 FOURTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, THE INTEREST OF WILLIAM B. MCRAE WAS DIVESTED OUT DEFENDANT AND REINVESTED IN THE COMPLAINANT ALICE A. MCRAE ON DECEMBER 18, 1974. THE SAID ALICE MCRAE HAVING DIED TESTATE ON JANUARY 2, 2010 LEAVING HER ONLY HEIRS AT LAW AS ALICE FAYE RION, TINA RESHA, BILLIE MCRAE, SHERRY DIANE BLAIR, CHARLES WAYNE MCRAE, JR., TAMMY ROWE AND CHRISTOPHER MCRAE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 110 Due West Avenue, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 my/our hand(s) this 22nd day of June, 2012.

Alice Faye Rion

Alice Faye Rion

Tina Resha

Tina Resha

Billie McRae

Billie McRae

Sherry Diane Blair

Sherry Diane Blair

Charles Wayne McRae Jr.

Charles Wayne McRae, Jr.

Tammy Rowe

Tammy Rowe

Christopher McRae

Christopher McRae

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALICE FAYE RION, TINA RESHA, BILLIE MCRAE, SHERRY DIANE BLAIR, CHARLES WAYNE MCRAE, JR., TAMMY ROWE AND CHRISTOPHER MCRAE, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of June, 2012.

Mary Birthright

Notary Public

My Commission Expires 11-3-15



(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072