WARRANTY DEED

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

BILL GARRETT, Davidson County
Trans:T20120053124 DEEDWARR
Recvd: 07/19/12 09:17 2 pgs
Fees:13.00 Taxes:703.00

20120719-0063430

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00
Affiant Jessica Adams

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8th day of June, 2012
Notary Public
MY COMMISSION EXPIRES: 5/4/15
(AFFIX SEAL)

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
Neal Bose and Darlene Bose	Mortgage Investors Group	08412010600
(NAME) 105 Blue Hills Court	(NAME) 8320 East Walker Springs Lane Suite 200	
(ADDRESS) Nashville, TN 37214	(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, **David Craig, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Neal Bose and Darlene Bose, husband and wife**, 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. 46 on the Plan of Castlewood Estates, Section 1,of record in Book 2331, Page 72, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Bill David Craig by quitclaim deed from Tracy Raia Craig dated 11/18/99 of record in Book 11759, Page 980, Register's Office of Davidson County, Tennessee. Reference made to prior deed of record in Book 11301, Page 320, said Register's Office.
Bill David Craig and David Craig are one in the same person

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 105 Blue Hills Court, Nashville, TN 37214

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 **8th** day of **June, 2012**

David Craig

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **David Craig**, 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 **8th** day of **June, 2012**

Notary Public

My commission expires: 5/4/15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY