BILL GARRETT, Davidson County
Trans:T20120067712 DEEDWARR
Recvd: 09/10/12 12:22 2 pgs
Fees:13.00 Taxes:725.20

20120910-0081842

WARRANTY DEED

R-VRES-12-1023

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,000.00

Amanda J Outlaw
Affiant

Subscribed and sworn to before me, this 31st DAY OF August, 2012.

Marka L. Nettle
Notary Public

MY COMMISSION EXPIRES: 12/28/2013

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Amanda Joy Outlaw	Mortgage Investors Group	
1023 Carolyn Avenue (ADDRESS)	8320 E. Walker Springs Lane (NAME) (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	072-09-0-393.00

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 MARK S. ANDREW, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto AMANDA JOY OUTLAW AND HUSBAND, STEPHEN MATTHEW OUTLAW AND JOSEPH A. JOHNSON AND WIFE, MARILYN J. JOHNSON., 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. 49 ON THE PLAN OF IRVINGTON OF RECORD IN PLAT BOOK 843, PAGE 60, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SAID LOT NO. 49 FRONTS 60 FEET ON THE NORTHERLY SIDE OF CAROLYN AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 175 FEET TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 60 FEET.

BEING THE SAME PROPERTY CONVEYED TO MARK S. ANDREW, AN UNMARRIED MAN BY WARRANTY DEED FROM LINDA HAMIL WHITED, EXECUTRIX OF THE ESTATE OF EUNICE HAMIL OF RECORD AT INSTRUMENT NO. 20060804-0095683, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 28, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 843, PAGE 60 AND BOOK 4231, PAGE 646, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1023 Carolyn Avenue, Nashville, Tennessee 37216
(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 31st day of August, 2012.

MARK S. ANDREW

Mark S. Andrew

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark S. Andrew, 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 31st day of August, 2012.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)



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