WARRANTY DEED

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BILL GARRETT, Davidson County
Trans:T20120072927 DEEDWARR
Recvd: 09/27/12 09:33 2 pgs
Fees:13.00 Taxes:594.96
20120927-0087929

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of **September, 2012**

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(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
Brittany D. Foti	Mortgage Investors Group	
(NAME)	(NAME)	
1105 Kirkland Avenue	8320 East Walker Springs Lane Suite 200	07202016900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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, **Gill Design & Construction, LLC, a Tennessee corporation**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brittany D. Foti, an unmarried person**, 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 the westerly part of Lot No. 45 on the Plan of Inglewood Place of record in Book 332, page 101, Register's Office for Davidson County, Tennessee, being Lot No. 1 on the plan of the resubdivision of lot No. 45 on the west half of Lot No. 44 on the Plan of Inglewood Place of record in Book 547, page 24, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Gill Design and Construction, LLC by Warranty Deed from Roger G. Moore and wife, Patricia L. Moore, dated July 9, 2012 of record in Instrument No. 20120724-0064825, Register's Office of Davidson County, Tennessee. Previously being the same property conveyed to Roger G. Moore and wife, Patricia L. Moore, by deed from Ronald S. Moore and wife, Geneva L. Moore, dated 1/5/96 of record in Book 9914, Page 734, said Register's Office.

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 1105 Kirkland Avenue, Nashville, TN 37216

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 **21st** day of **September, 2012**

Gill Design & Construction, LLC

BY: _____

Jeremy Gill, Authorized Signatory

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, personally appeared Jeremy Gill, 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 is the Authorized Signatory for Gill Design & Construction, LLC and that as such executes the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **September, 2012**

_____
Notary Public

My commission expires: 8/23/16

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON