**WARRANTY DEED**

BILL GARRETT, Davidson County
Trans: T20120098313 DEEDWARR
Recvd: 12/26/12 10:33 2 pgs
Fees: 13.00 Taxes: 1165.50
20121226-0118552

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

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of December, 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 400, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| William D. Sayles and Richard Sayles | Mortgage Investors Group | 08208027800 |
| (NAME) 706 McFerrin Avenue | (NAME) 8320 East Walker Springs Lane Suite 200 | |
| (ADDRESS) Nashville, TN 37206 | (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, **Kara Elizabeth Teising and Richard Russell Teising**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William D. Sayles, an unmarried person and Richard Sayles, 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 Lot 4 on the plan of Hart's Addition, as shown on the plat of record in Book 57, page 129, in the Register's Office of Davidson County, Tennessee., to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kara E. Leppert, an unmarried woman, by deed from Shane Stamback and wife, Kristina Stamback, dated 03/17/2008, of record in Instrument No. 20080408-0035398, in the Register's Office for Davidson County, Tennessee. Further, being the same property conveyed by Kara Elizabeth Teising f/k/a Kara E. Leppert to Kara Elizabeth Teising and husband, Richard Russell Teising, by quitclaim deed dated 11/05/2010, of record in Instrument No. 20101108-0089451, in 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 706 McFerrin Avenue, Nashville, TN 37206

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 **13th** day of **December, 2012**

**Kara Elizabeth Teising**

**Richard Russell Teising**

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Kara Elizabeth Teising and Richard Russell Teising**, 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 **13th** day of **December, 2012**

Notary Public

My commission expires: 8/23/16

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

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725~~ N. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122