WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130001397 DEEDWARR
Recvd: 01/07/13 08:58 2 pgs
Fees:13.00 Taxes:617.90
20130107-0001613

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $167,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF DECEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison Buzard and Adam Buzard	Mortgage Investors Group	071-16-0-178.00
(NAME)	(NAME)	
1216 N. 5th St	8320 East Walker Springs Road Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN37207	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Barry Downer**, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Allison M. Buzard and husband, Adam G. Buzard**, 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 Lots Nos. 40 and 41, on the Plan of Oakwood Park, of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 40 and 41 front 30 feet each on the westerly side of North Fifth Street and runs back between parallel lines, 165 feet to an alley.

Being the same property conveyed to Endgame LLC by warranty deed of record in Inst No. 20120307-0019953, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Barry Downer by Warranty deed of Endgame LLC, A Tennessee Limit6ed liability company of record in Instrument number 20120307-0019983, Register's Office of Davidson County, TN.

Subject to: Property taxes have been prorated and paid. All matters appearing on the Plan of record in Book 421, page 12, said Register's Office.

This property, known as 1216 N. 5th St, Nashville, TN 37207
(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 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 21ST DAY OF DECEMBER, 2012.

Barry Downer

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barry Downer, with whom I am personally acquainted (or provided 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 21st day of Dec, 2012.

Notary Public

My Commission Expires: 7-5-14

(SEAL)