File 24624-8

BILL GARRETT, Davidson County

BOX 14

Trans:T20130009916 DEEDWARR

Recvd: 02/05/13 13:28 2 pgs

Fees:13.00 Taxes:962.00

20130205-0011958

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: November 15, 2015
(AFFIX SEAL)

DIANA AUBIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

G-VRES-13-911

THIS INSTRUMENT WAS PREPARED BY
Ruby Tuesday Escrow
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Amanda Kristin Johnson** (NAME) | **Mortgage Investors Group** (NAME) | |
| **911 Phillips Street** (ADDRESS) | **8320 E. Walker Springs Lane, Suite 200** (ADDRESS) | **82-13-31.00** |
| **Nashville, TN 37208** (CITY) (STATE) (ZIP) | **Knoxville, TN 37923** (CITY) (STATE) (ZIP) | |

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 DRIVER, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMANDA KRISTIN JOHNSON, UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST AND JAMES M. HILL, UNMARRIED, AS TO AN UNDIVIDED 50% INTEREST, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP,** 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:

**PROPERTY LOCATED IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO WIT: BEING PART OF LOT NO. 183 ON THE MAP OF MCNAIRY MANSION HOME TRACT, SHOWN ON THE FLY LEAF OF BOOK 9, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 183 FRONTS 25 FEET ON THE SOUTHERLY SIDE OF PHILLIPS, FORMERLY HASLAM STREET AND RUNS BACK BETWEEN PARALLEL LINES, ALONG THE WESTERLY MARGIN OF AN ALLEY 129 FEET TO AN ALLEY IN THE REAR.**

**BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM THOMAS B. SPELL, SR., D/B/A STB ASSOCIATE TO MARK DRIVER AS RECORDED ON THE 18TH DAY OF OCTOBER, 1999 IN DEED BOOK 11706, PAGE 53 AND FINAL DECREE CONFIRMING SALE AS RECORDED ON THE 31ST DAY OF AUGUST, 1992 IN DEED BOOK 8714, PAGE 479, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.**

**THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAT OF RECORD IN FRONT FLY LEAF BOOK 9; RESTRICTIONS OF RECORD IN BOOK 9183, PAGE 130, BOOK 11625, PAGE 280, INSTRUMENT NO. 20020425-0051069 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

**THE ABOVE REFERENCED PROPERTY IS INVESTMENT PROPERTY FOR THE GRANTOR AND HAS NEVER BEEN USED AS A PRINCIPAL MARITAL RESIDENCE FOR GRANTOR AND HIS SPOUSE.**

This is
**( ) unimproved**
**( X ) improved**
property known as **911 Phillips Street Nashville, Tennessee 37208**
(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 January, 2013.

Mark Driver

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Driver, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2013.

Notary Public

My Commission Expires:

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

**RETURN TO:**
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212