#6556

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/24/14
Davidson County

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130010251 DEEDWARR
Recvd: 02/06/13 11:43 2 pgs
Fees:13.00 Taxes:555.00
20130206-0012337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin A. Olander, Unmarried	Mortgage Investors Group	061100 1300
4205 Burrus Street (ADDRESS)	8320 E. Walker Springs Lane, Ste 200 (ADDRESS)	
Nashville, TN 37216 (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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Pandora Sue Winfrey-Lyle, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Kristin A. Olander, Unmarried, hereinafter called the Grantees, 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 KNOWN AS LOT NO. 18, IN THE PHILLIPS SUBDIVISION OF LOT 42 IN MCMAHAN'S SUBDIVISION AS OF RECORD IN BOOK 547, PAGE 78, RECORDED MAY 4, 1953 IN BOOK 2083, PAGE 41, REGISTER'S OFFICE FIR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:
BEGINNING IN THE COMMON CORNER OF LOT 18 AND 19 IN THE WESTERLY MARGIN OF BURRUS (RICHLAND) STREET, THEN NORTH 0 DEGREES 04' 30" WEST 75 FEET TO THE RADIUS POINT OF THE INTERSECTION OF BURRUS STREET AND MCMAHAN AVENUE; THENCE WITH AN ARC (25 FT. RADIUS) 39.27 FEET IN A NORTHERLY AND WESTERLY DIRECTION TO THE END OF SAID ARC; THENCE NORTH 89 DEGREES 42' WEST 111.04 FEET WITH THE SOUTHERLY MARGIN OF MCMAHAN AVENUE TO THE BEGINNING OF A CURVE; THENCE WITH THE CURVE (120.76 FEET RADIUS) 81.09 FEET IN A WESTERLY AND SOUTHWESTERLY DIRECTION TO THE COMMON CORNER OF LOT 17 AND 18; THENCE IN A SOUTHEASTERLY DIRECTION WITH LOT LINE 17 AND 18, 90 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT 19; THENCE SOUTH 89 DEGREES 42' EAST 157.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PHILLIPS AND WIFE, AUDREY V. PHILLIPS BY DEED FROM CHARLES PHILLIPS AND WIFE, GLADYS H. PHILLIPS OF RECORD IN BOOK 2151, PAGE 617, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID AUDREY V. PHILLIPS A/K/A AUDREY A. PHILLIPS HAVING PREDECEASED DEXTER C. PHILLIPS. DEXTER C. PHILLIPS HAVING DIED TESTATE AS EVIDENCE BY PROBATE FILE 09P1456 PROBATE CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY WAS DEVISED TO CLAYTON L. PHILLIPS AND PANDORA SUE WINFREY UNDER ARTICLE II CLAYTON L. PHILLIPS DISCLAIMED HIS INTEREST UNDER THE ESTATE OF DEXTER C. PHILLIPS, DECEASED, AS SET OUT IN PROBATE FILE INSTRUMENT FILED FEBRUARY 28, 2011. PANDORA SUE WINFREY CONVEYED PROPERTY TO PANDORA SUE WINFREY BY EXECUTRIX'S QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20110304-0017378, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FUTHER CONVEYED TO PANDORA SUE WINFREY-LYLE BY QUITCLAIN DEED FROM CLAYTON L. PHILLIPS, OF RECORD BY INSTRUMENT NO. ~~20130201-0010755~~ 20130206-0012336, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR 2013 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4205 Burrus Street, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 29th day of January, 2013.

Pandora Sue Winfrey-Lyle

Pandora Sue Winfrey-Lyle

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Pandora Sue Winfrey-Lyle , the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of Janaury, 2013.

Mary Birthright

Notary Public

My Commission Expires: 11/3/15

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072