WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 164,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of ~~February, 2013~~

Notary Public: 2/15/15

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN

BILL GARRETT, Davidson County
Trans:T20130014081 DEEDWARR
Recvd: 02/20/13 10:20 2 pgs
Fees:13.00 Taxes:610.13
20130220-0016829

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Karla Stafford	Mortgage Investors Group	Parcel ID:
2132 Brookview Dr.	8320 E. Walker Springs Ln; Ste 200	08410007800
Nashville, TN 37214	Knoxville, TN 37923	

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, we

Richard E. Hildebrand, Jr. and wife, Rita S. Hildebrand

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Karla Stafford and husband, Joshua Stafford

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 No. 76 on the Plan of Section II, Donelson Meadows, of record in Book 2133, Page 100 and 101, Register's Office for said County.

Said Lot No. 76 fronts 84.96 feet on the northeasterly side of Brookview Drive and runs back 261 feet on the northwesterly line and 432.9 feet on the southeasterly line to a dead line on which it measures 270.1 feet.

Included in the above description but specifically excluded therefrom is the following tract:

A strip or parcel of land in the 14th Councilmanic District of Metropolitan Government of Nashville, Tennessee, being the rear part of Lot No. 76 on the Plan of Section II, Donelson Meadows, of record in Book 2133, Page 100 and 101, Register's Office for said County described according to a survey, known as State of Tennessee, Project 19076-2306-04, Briley Parkway.

Beginning at the rear corner of Lot Nos. 76 and 77 as shown on said Plan; thence South 32 deg. 43' 32" West 61.9 feet along the Lot line between Lot Nos. 76 and 77 to a point on the West margin of Briley Parkway; thence South 50 deg. 43' 19" East 63.3 feet along the West margin of Briley Parkway to a point; thence South 41 deg. 23' 30" East 97.5 feet along the West margin of Briley Parkway to a point on the line between Lot Nos. 75 and 76; thence North 55 deg. 15' 43" East 230.2 feet along the Lot line between Lot Nos. 75 and 76 to a point at the rear corner of said Lots; thence North 82 deg. 22' 38" West 270.1 feet along the rear line of Lot No. 76 to the point of beginning.

BEING the same property conveyed to Richard E. Hildebrand, Jr. and Rita S. Hildebrand by deed from Ghee and Sanders, Inc., of record in Book 2924, Page 479, dated July 13, 1959, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2283, Page 361, Register's Office for said County.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2133, Page 100 and 101; and (3) Drainage Easement of record in Instrument 20020710-0082779; Sanitary Sewer Easement of record in Book 4911, Page 590; and Water Main Easement in Book 2282, Page 104, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2132 Brookview Dr., Nashville, TN 37214

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 our hands this 15th day of February, 2013.

Richard E. Hildebrand, Jr.

Rita S. Hildebrand

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard E. Hildebrand, Jr. and Rita S. Hildebrand, with whom I am personally acquainted (or proved 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 at Nashville, Tennessee, this 15th day of February, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.