File No. 121315

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130020936 DEEDWARR
Recvd: 03/14/13 12:02 2 pgs
Fees:13.00 Taxes:925.00
20130314-0025508

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MARCH, 2013.

Notary Public

MY COMMISSION EXPIRES: 3-17-14

(AFFIX SEAL)

CAROL A. CLAWSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Autumn Andrady	Mortgage Investors Group	105-10-0-227.00
(NAME)	(NAME)	
754 Benton Avenue	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	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, WE, Wilbur R. Demontbreun, a single man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Autumn Andrady, 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 Nos. 6 and 7 on the Plan of C.S. Caldwell's 2nd Roycroft Subdivision, of record in Book 421, Page 176, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot Nos. 6 and 7 adjoin each other and front together 100 feet on the northerly side of Benton Avenue and extend back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wilbur R. Demontbreun, a single man, by Warranty Deed from Felix Osa-Oni and wife, Emma M. Osa-Oni, dated 5/31/02 and recorded 6/5/02 in Instrument No. 20020605-0068509, in the Register's Office of Davidson County, Tennessee.

Subject to Restrictive Covenant for Second Kitchen of record in Instrument No. 20050729-0089136, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 754 Benton Avenue, Nashville, TN 37204

(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.

File No. 121315
Witness my hand this 12th day of March, 2013.

Wilbur R. Demontbreun

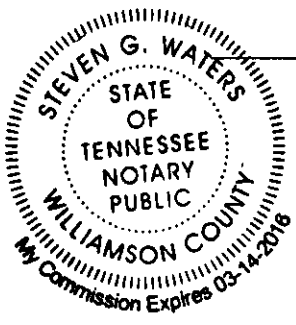
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wilbur R. Demontbreun, the bargainor(s), 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 12th day of March, 2013.

Commission expires:



Notary Public

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067