WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130024063 DEEDWARR
Recvd: 03/25/13 11:57 2 pgs
Fees:13.00 Taxes:552.97

20130325-0029134

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,450.00

Ashley Salisbury
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **21st** day of **March, 2013**

Notary Public

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

LONNIE J BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 2672 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William Gaggioli Jr	Mortgage Investors Group	06116023700
(NAME) 1301 Ardee Avenue	(NAME) 8320 East Walker Springs Lane Suite 200	
(ADDRESS) Nashville, TN 37216	(ADDRESS) 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, I/WE, **Matthew A. Hansen and Rachel C. Short**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Gaggioli Jr, and Jessica Younker, husband and wife** 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 part of Lot No. 54 of Block "C" on the map of the Re-Subdivision of Sunnymeade as of record in Book 974, pages 56 and 57, Register's Office for said County, described according to a survey made by John Kohl Surveyor, dated January 27, 1977.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Rachel C. Short is also known as Rachel C. Short Hansen.

unimproved ☐
This is improved ☒ property, known as 1301 Ardee Avenue, Nashville, TN 37216

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, has 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 **21st** day of **March, 2013**

Matthew A. Hansen

Rachel C. Short Hansen by Matthew A. Hansen, attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Matthew A. Hansen** , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **21st** day of **March, 2013**

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Public

My commission expires: 11-3-15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, personally appeared Matthew A. Hansen, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Rachel C. Short Hansen, by virtue of a Power of Attorney, duly executed and appearing of record in Instrument number 20130325-0029133, said Register's Office.

Witness my hand and official seal this 21st day of March, 2013,

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary

My commission expires; 11/3/15