BILL GARRETT, Davidson County
Trans:T20130028434 DEEDWARR
Recvd: 04/08/13 14:07 2 pgs
Fees:13.00 Taxes:776.63
20130408-0034548

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

G-KW-13-2729

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle N. Center (NAME)	**Mortgage Investors Group** (NAME)	
2729 Rosedale Place (ADDRESS)	**8320 East Walker Springs Ln, #200** (ADDRESS)	**118-03-0 114.00**
Nashville, TN 37211 (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 **PAUL DRACOS AND MARILYN D. DRACOS, Husband and Wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KYLE N. CENTER, a single man,** hereinafter called the Grantee, 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 LOT 15, PHASE TWO, ROSEDALE PLACE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 11190, PAGE 18, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO PAUL DRACOS AND WIFE MARILYN D. DRACOS BY QUITCLAIM DEED FROM MARILYN DANIELS, RECORDED ON THE 30TH DAY OF MAY, 2003 IN INSTRUMENT NO. 20030530-0073103, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A.) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE HEREIN; B.) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

This is
( ) unimproved
(X) improved
property known as **2729 Rosedale Place Nashville, Tennessee 37211**
(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 29th day of March, 2013.

Paul Dracos by Marilyn Dracos, as Attorney-In-Fact

Marilyn D. Dracos

STATE OF Tennessee

COUNTY OF Davidson

Before me personally appeared MARILYN D. DRACOS, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PAUL DRACOS and who acknowledged she executed the same as the free act and deed of the said PAUL DRACOS.

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

Notary Public
My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marilyn D. Dracos, the within named bargainor, 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 March, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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