BILL GARRETT, Davidson County
Trans: T20130056663 DEEDWARR
Recvd: 07/03/13 10:29 2 pgs
Fees: 13.00 Taxes: 369.63

20130703-0068773

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $99,900.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2013.

Notary Public
My commission expires: 5/3/2016

KIMIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01286-1541

06-1306-75216

[redacted]

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Ian A. Hart | Mortgage Investors Group | 108-16-0-228.00 |
| 305 Woodwind Court | 8320 East Walker Springs Lane, Ste 200 | |
| Nashville TN 37214 | Knoxville, TN 37923 | |

[redacted]

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Barbara L. Boswell, now Eib, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Ian A. Hart, an unmarried man**, hereinafter called the Grantees, their successors 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. 168-A, on the Plan of Zone Lot Division, Percy Priest Woods, Section IV, Lots 164-171, of record in Book 6250, Pages 356 and 357, as amended in Book 6250, Page 901, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara L. Boswell by deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., dated June 30, 1989, recorded July 10, 1989, of record in Book 7884, Page 748, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Michael S. Eib, spouse of Grantor, hereby joins in the execution of this instrument for the purpose of conveying any marital interests he may have in subject property.

This property is improved property known as 305 Woodwind Court, 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 27 day of June, 2013.

Barbara L. Boswell Eib

Michael S. Eib

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Barbara L. Boswell Eib, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of June, 2013.

Elissa Christiansen
Notary Public
State of Tennessee at Large

My Commission expires 11/15/16

ELISSA P CHRISTIANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michael S. Eib, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand this 27th day of June, 2013.

Notary Public
State of Tennessee at Large

My Commission expires 10.19.13

APRIL N. BRADLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

ELISSA P CHRISTIANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY