25179-4
300x14

WARRANTY DEED	State of Tennessee County of Davidson
BILL GARRETT, Davidson County Trans:T20130059240 DEEDWARR Recvd: 07/11/13 14:39 2 pgs Fees:13.00 Taxes:462.50 20130711-0071972	The actual consideration or value, whichever is greater, for this transfer is **$124,999.00.** Affiant Subscribed and sworn to before me, this the 10th day of July, 2013. Notary Public My commission expires: May 5, 2015 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gavin McDonald	**Mortgage Investors Group**	**Map 071-01-0-A, Parcel 028.00CO**
455 Monticello Street	**8320 E. Walker Springs Lane, Ste 200**	
Nashville, TN 37207	**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,

A Better House, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gavin McDonald and Katy Rose McDonald, 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 Lot No. 28 on the Plan of The Woods at Monticello, Phase 1, "A Cluster Lot Development", of record in Instrument No. 20091216-0114519, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to A. Better House, Inc., a Tennessee corporation by Quitclaim Deed from Metropolitan Development and Housing Agency, dated April 26, 2012, of record in Instrument No. 20120517-0042833, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to Metropolitan Development and Housing Agency by Deeds from Marcia F. Cohen and Jack Byrd, Co-Trustees of the Testamentary Trust under the Will of Mollie Feigenbaum, deceased, et al., of record in Instrument No. 20010820-0089393, dated July 17, 2001; from James M. Allen of record in Instrument No. 20031014-0152229, dated October 13, 2003; and from Robert Samuel Knox of record in Instrument No. 20040308-0026402, dated February 27, 2004 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **455 Monticello Street, Nashville, TN 37207**

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 its hand by its duly authorized officer this **10th** day of **July, 2013.**

A Better House, Inc., a Tennessee corporation

By: _____
Tim J. Hawbaker, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Tim J. Hawbaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the A Better House, Inc., a Tennessee corporation, within named bargainor, a corporation, and that he/she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **July, 2013.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

My Commission Expires: 2/13/17