WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130061367 DEEDWARR
Recvd: 07/18/13 13:33 2 pgs
Fees:13.00 Taxes:761.28
20130718-0074483

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,750.00

M. Menke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC, 2207 Crestmoor Road, Suite 101, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jake Hersko	Mortgage Investors Group	91-09-0-316
(NAME)	(NAME)	
526A Stevenson St.	8320 East Walker Springs Lane Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Mark Moore, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jake Hersko, an unmarried man, 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 2, as shown on the map entitled Final Plat Resubdivision of Lot No. 89 of T.M. Nall's Subdivison of Lots Nos 18, 19 and 20 of the B.F. Cockrill Land, of record in Instrument No. 20121210-0113582, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 89 Fronts 100 feet on the easterly side of Nall Avenue (now known as Stevenson Avenue) and extends back between parallel lines 217.8 feet to a dead line.

Being the same property conveyed to Thomas E. Rogers, Jr. and Mark Moore by deed from Wilson Enterprises, Inc. of record in Instrument No. 20091021-0097239, dated October 12, 2009, said Register's Office. Being corrected by Affidavit of Scrivener's Error of record in Instrument no. 20091230-0118223, said Register's Office. Being further conveyed to Mark Moore by quitclaim deed from Thomas E. Rogers, Jr., of record in Instrument No. 20100210-0010407, dated February 9, 2010, said Register's Office.

*Subject property is not now nor ever has been the principle residence of the Grantor.

unimproved ☐

This is improved ☑ property, known as 526A Stevenson St., Nashville, TN 37209
(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. This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Witness my hand this 3rd day of July, 2013.

7/3/13

Mark Moore

STATE OF TENNESSEE

COUNTY OF Davidson

On this 3rd day of July, 2013, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Moore**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
June 21, 2016

Notary Public

