WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-3-2016

(AFFIX SEAL)

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 6288-4ellel7

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry E. Crutcher, Jr.	Mortgage Investors Group	108 08 0 042.00
(NAME)	(NAME)	
3209 Cedar Ridge Road	8320 E. Walker Springs Ln., Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, **David Sharifi, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **Larry E. Crutcher, Jr., an unmarried man**, hereinafter called the Grantee, his 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. 200 on the Plan of Larchwood, Section 2, of record in Book 5200, page 57, 58 and 59, Register's Office for Davidson County, Tennessee, in which plat reference is hereby made for a more complete description.

Being the same property conveyed to David Sharifi, by Special Warranty Deed dated March 11, 2013 from US Bank, National Association, As Successor To Bank Of America, NA, as Successor Trustee to Lassalle Bank, NA as Trustee for the Holders of Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset Backed Certificates Series 2006-FFI, and filed of record on April 2, 2013 in Instrument No. 20130402-0032206, Register's Office for Davidson County, Tennessee.

This property was investment property, and was never the primary residence of the grantor.

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.

unimproved ☐
This is improved ☐ property, known as 3209 Cedar Ridge Road, 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 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.

BILL GARRETT, Davidson County
Trans:T20130066361 DEEDWARR
Recvd: 08/02/13 12:37 2 pgs
Fees:13.00 Taxes:436.60

20130802-0080944

Witness our hands this 31 **day of** July, **2013.**

David Sharifi

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand and official seal, this the 31 **day of** July, **2013.**

Notary Public

My commission expires

