BILL GARRETT, Davidson County
Trans:T20130076255 DEEDWARR
Recvd: 09/04/13 10:02 2 pgs
Fees:13.00 Taxes:1028.60
20130904-0092969

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $276,000.00

Affiant

Subscribed to and sworn before me on August 23rd, 2013.

NOTARY PUBLIC

My Commission Expires: 5/20/14

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
Will Caldwell, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #26772SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan James Hurd Cayla Nicolle Wilson 1206 Fatherland Street Nashville, TN 37206	Mortgage Investors Group 8320 East Walker Springs Ln Suite 200 Knoxville, TN 37923	083-13-0-107.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Carlos Tilgnman-Osborne and wife, Dana Guyer, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Ryan James Hurd and wife, Cayla Nicolle Wilson, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 101 on the Map of East Edgefield, as of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, as follows:

Said part of Lot No. 101 fronts 50.0 feet on the South side of Fatherland Street and runs back between parallel lines, 102.0 feet, to the North margin of the property conveyed to the Shelby Avenue Baptist Church.

Being the same property conveyed to Carlos Osborne, unmarried by deed dated May 16, 2005 from Matthew Spain and wife, Lori Spain and Fred Holman and wife, Jean Holman of record as Instrument No. 20050523-0057973, Register's Office for Davidson County, Tennessee. And being further conveyed to Carlos Tilgnman-Osborne and wife, Dana Guyer by Quitclaim Deed from George E. Mudter, Jr., Trustee, dated May 2, 2008 of record as Instrument No. 20080507-0047243, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2013 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1206 Fatherland Street, Nashville, TN 37206.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 our hands on August 23rd, 2013.

Carlos Tilghman-Osborne by DR Atty in Fact

Carlos Tilghman-Osborne
By: Danny Rosen, Attorney In Fact

Dana Guyer by DR Atty in Fact

Dana Guyer
By: Danny Rosen, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Danny Rosen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Carlos Tilghman-Osborne and Dana Guyer, as their Attorney in Fact, as the free act and deed of the within named Carlos Tilghman-Osborne and Dana Guyer.

Witness my hand and official seal this 23 day of August 2013.

Will Caldwell
NOTARY PUBLIC

My Commission Expires:

WILL CALDWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Will Caldwell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE