BILL GARRETT, Davidson County
Trans: T20130083262 DEEDWARR
Recvd: 09/26/13 11:42 2 pgs
Fees: 13.00 Taxes: 984.20
20130926-0101108

WARRANTY DEED

G-VRES-13-1000

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

Subscribed and sworn to before me, this 24th DAY OF September, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
James F. Houchin	Mortgage Investors Group	
1000 Warren Street, Unit 104 (ADDRESS)	(NAME) 8320 East Walker Springs Lane, Ste. 200 (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	81-16-C-4.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALEXANDER KURZ, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES F. HOUCHIN AND WIFE, LATISHA E. HOUCHIN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 104, PARK PLACE COURT, AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF PARK PLACE COURT SUBDIVISION RECORDED AT INSTRUMENT NO. 20070420-0047604, AMENDED AT INSTRUMENT NO. 20070427-0050429, AND BEING A PART OF LOT 1 AS SHOWN ON THE PLAT OF PARK PLACE COURT OF RECORD IN INSTRUMENT NO. 20060419-0044909 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULARLY DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO ALEXANDER KURZ BY QUITCLAIM DEED FROM REBECCA LYNN WISE (FORMERLY KNOWN AS REBECCA L. KURZ), DATED JULY 17, 2013, FILED FOR RECORD ON 9/26/13 IN INSTRUMENT NO. 20130926 0101106, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER BEING THE SAME PROPERTY CONVEYED TO ALEXANDER KURZ AND REBECCA L. KURZ, HUSBAND AND WIFE BY WARRANTY DEED FROM GREGORY EUGENE POLLARD, RECORDED ON THE 6TH DAY OF AUGUST, 2007 IN INSTRUMENT NO. 20070806-0093384, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN INSTRUMENT NO. 20060419-0044909 AND PLAT BOOK 21, PAGE 17; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20070420-0047604, AMENDED IN INSTRUMENT NO. 20070427-0050429; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20070430-0051125; EASEMENT FOR WATER MAIN OF RECORD IN BOOK 1755, PAGE 325; STORMWATER DETENTION AGREEMENT OF RECORD IN INSTRUMENT NO. 20060308-0027165; AND CONVEYANCE TO HOA OF RECORD IN INSTRUMENT NO. 20070508-0055160, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1000 Warren Street, Unit 104, Nashville, Tennessee 37208
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 24th day of September, 2013.

Alexander Kurz by John Gleaves, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ALEXANDER KURZ and who acknowledged he/she/they executed the same as the free act and deed of the said ALEXANDER KURZ.

Witness my hand and official seal, this the 24th day of September, 2013.

Notary Public
My Commission Expires: _____

(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903