BILL GARRETT, Davidson County
Trans:T20130086190 DEEDWARR
Recvd: 10/04/13 14:41 2 pgs
Fees:13.00 Taxes:481.00

20131004-0104714

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **30th** day of **September, 2013** Notary Public MY COMMISSION EXPIRES: 6/15/14 (AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

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
Anneliese M. Mead	Mortgage Investors Group	095 12 0 050.00
(NAME) 2535 Woodberry Dr	(NAME) 8320 East Walker Springs Lane Suite 200	
(ADDRESS) Nashville, TN 37214	(ADDRESS) 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, **Ava Abbott, a married woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Anneliese M. Mead, unmarried**, 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. 4 on the Plan of Woodberry Park, of record in Book 2133, pages 117, 118 and 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Ava Abbott, a married woman, by deed from Metropolitan Nashville Airport Authority, dated 8/14/94 and recorded on 8/15/94 in Book 9436, Page 707, said Register's Office.

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.

Samuel Gordon, spouse of Ava Abbott, joins in this conveyance to relinquish any rights he may have in and to said property, marital otherwise.

unimproved ☐
This is improved ☑ property, known as 2535 Woodberry Dr, 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.

Witness our hands this **30th** day of **September, 2013**

Ava Abbott

Ava Abbott

Samuel Gordon

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ DJ Wilson

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

Witness my hand and official seal, this **30th** day of **September, 2013**

Deanna D. Johnson

Notary Public

My commission expires: 5/10/16

DEANNA DAWN JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DeKALB COUNTY
My Commission Expires 5/10/16

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122