BILL GARRETT, Davidson County
Trans:T20130087762 DEEDWARR
Recvd: 10/10/13 11:29 2 pgs
Fees:13.00 Taxes:1150.70

20131010-0106443

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

MICHELLE MARIE MONTAGUE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

G-FH-13-1113-301

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 NUMBERS
Lee S. Davis	Mortgage Investors Grp.	
1113 Fatherland Street #301	(NAME) 8320 E. Walker Springs	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Knoxville TN 37923	83-13-A-301.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 WALTON D. BARKER, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LEE S. DAVIS AND JULIE D. DEBOW-DAVIS, HUSBAND AND WIFE , 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 301, FATHERLAND COURT AT MARTIN CORNER, AS SHOWN ON DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20050628-0074027, AS AMENDED AT INSTRUMENT NO. 20051006-0120764, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO GERALD A. WINER AND WALTON D. BARKER, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM JAMES CHRISTOPHER GATENBY, UNMARRIED, RECORDED ON THE 20TH DAY OF JULY, 2010 IN INSTRUMENT NO. 20100720-0056599, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID GERALD A. WINER DIED SEPTEMBER 23, 2011 LEAVING PROPERTY TO WALTON D. BARKER AS SOLE OWNER.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; RESTRICTIVE COVENANTS OF RECORD IN INSTRUMENT NO. 20050628-0074027 AND INSTRUMENT NO. 20051006-0120764; RESTRICTIONS FOR FIVE POINTS REDEVELOPMENT DISTRICT OF RECORD IN INSTRUMENT NO. 20050310-0026488; CHARTER OF RECORD IN INSTRUMENT NO. 20050628-0074028; EASEMENT OF RECORD IN INSTRUMENT NO. 20051117-0139055 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1113 Fatherland Street #301, Nashville, Tennessee 37206
(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 4th day of October, 2013.

Walton D. Barker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Walton D. Barker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of October, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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