BILL GARRETT, Davidson County
Trans:T20130090544 DEEDWARR
Recvd: 10/21/13 16:01 2 pgs
Fees:13.00 Taxes:407.00
20131021-0109839

PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref:(_____) Title No: 52916
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James M. Flammia 1405 Roberts Ave. Nashville, TN 37206	Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville, TN 37923

TAX MAP-PARCEL NUMBERS: 61-7-244.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$110,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, Kimberly S. Mahoney, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto James M. Flammia, married, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the southerly 70 feet front and 72 feet rear of Lot No. 57 on the Plan of I.C. McMahan's Subdivision of part of The Maplewood Lands, of record in Book 547, Page 78, Register's Office for said County.

Said part of Lot No. 57 fronts 70 feet on the westerly side of The Gallatin Pike and runs back 250 feet to the easterly line of Lot No. 60, measuring 72 feet thereon.

Being the same property conveyed to Estel Sloan and wife, Ruby A. Sloan by Installment Deed from Mary McD Lyle, dated December 1, 1978, recorded December 4, 1978 in Book 5370, Page 644, Register's Office for Davidson County, Tennessee. The said Estel Sloan and Ruby A. Sloan having since died, with Estel Sloan pre-deceasing Ruby A. Sloan. The Last Will and Testament of Ruby Sloan, Docket No. 00P-1344, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Kimberly S. Mahoney as Executrix. By Quitclaim Deed dated July 10, 2002, recorded July 12, 2002 in Instrument No. 20020712-0083868, Kimberly S. Mahoney, Executrix, conveyed subject property to Kimberly S. Mahoney. Ruby A. Sloan and Ruby Sloan having been one and the same person.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; The Plan, with Owner's Certificate, of record in Book 547 Page 78, said Register's Office, to which reference is hereby made for a more complete description; Easements for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5788, Page 243, and in Book 4168, Page 628, said Register's Office.

This is improved property, known as: 4307 Gallatin Pike, Nashville, Tennessee 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of October, 2013.

Kimberly S. Mahoney

State of TENNESSEE
County of DAVIDSON

On this 16th day of October, 2013 , before me the undersigned authority, personally appeared Kimberly S. Mahoney , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

Notary

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2017

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Sworn and subscribed before me this the 16th day of October, 2013

Notary Public

My Commission Expires: 10/18/2016

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY