BILL GARRETT, Davidson County
Trans:T20130104051 DEEDWARR
Recvd: 12/12/13 15:45 2 pgs
Fees:13.00 Taxes:784.40

20131212-0126010

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-13131100582

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
9th day of December, 2013

Notary Public

MY COMMISSION EXPIRES: 02/26/17

NATHAN L. POWERS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MATTHEW CALLENDER 320 VAUGHN ST. NASHVILLE, TN 37207	New Owner	082-03-0-406.00

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, WE,

MDS REALTY INVESTMENTS, INC., A NEVADA CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MATTHEW CALLENDER, 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. 10 in the J.M. Eatherly's Addition to East Nashville, as of record in Book 57, Page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the southerly side of Vaughn Street and runs back between parallel lines 173 feet to an alley in the rear.

BEING the same property conveyed to MDS Realty Investments, Inc., a Nevada corporation, by Warranty Deed from Anna F. Tinsley, dated 6/25/13 and recorded 7/2/13 in Instrument No. 20130702-0068136; and being the same property previously conveyed to James K. Tinsley, Sr. and wife, Anna F. Tinsley, by Successor Trustee's Deed from Robert B. Young, as Successor Trustee, dated 1/16/92 and recorded 1/21/92 in Book 8531, Page 926, Register's Office for Davidson County, Tennessee. The said James K. Tinsley, Sr. having since died on or about May 30, 2013, leaving Anna F. Tinsley as surviving tenant by the entirety.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **320 VAUGHN ST., NASHVILLE, TN 37207**

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, 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 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 9th day of December, 2013.

MDS REALTY INVESTMENTS, INC.

BY: LY SMITH, PRESIDENT

CJ

STATE OF NEVADA
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Ly Smith with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the President of MDS Realty Investments, Inc. a Nevada Corporation the within named bargainor, and corporation, and that she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ly Smith as such President..

Witness my hand and official seal at office at Reno, Nevada on this the 9th day of December, 2013.

Commission Expires: 5/3/17

Notary Public

NOTARY PUBLIC
STATE OF NEVADA
County of Washoe
BRIT BURNS
No: 13-10655-2
My Appointment Expires May 3, 2017

ej