BILL GARRETT, Davidson County
Trans:T20130104203 DEEDWARR
Recvd: 12/13/13 10:19 2 pgs
Fees:13.00 Taxes:777.00
20131213-0126262

WARRANTY DEED

B-KW-13-910

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF December, 2013

Notary Public

5/3/2016

KIMBERLY PERRY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES MAY 3, 2016 COUNTY OF WILSON

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
James Saulsbury	Mortgage Investors Group	
910 Crescent Hill Road (ADDRESS)	(NAME) 8320 E. Walker Springs Lane, Ste. 200 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	08307023700

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 JOHNATHAN PASS, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JAMES SAULSBURY, A MARRIED MAN, 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 LOT NO. 56 ON THE MAP OF ROSELAWN AS OF RECORD IN BOOK 2133, PAGE 1, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE . SAID LOT NO. 56 FRONTS 68.8 FEET ON THE SOUTHERLY SIDE OF CRESENT HILL ROAD AND RUNS BACK BETWEEN LINES 172.8 FEET ON THE WESTERLY LINE AND 157.1 FEET AND ON THE EASTERLY LINE, TO A DEAD LINE IN THE REAR WHICH MEASURES 72 FEET.

BEING THE SAME PROPERTY CONVEYED TO JOHNATHAN PASS, UNMARRIED BY WARRANTY DEED FROM PHILLIP DEAN, UNMARRIED, DATED MARCH 31, 2005, FILED FOR RECORD ON MAY 13, 2005 IN INSTRUMENT NO. 200505130054401, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID JOHNATHAN PASS BEING ONE AND THE SAME PERSON AS JONATHAN PASS.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD IN BOOK 2133, PAGE 1; AND RIGHT OF WAY EASEMENT OF RECORD IN BOOK 4026, PAGE 795, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 910 Crescent Hill Road, 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 10th day of December, 2013.

Johnathan Pass by Ashley Dugger, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared ASHLEY DUGGER 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 JOHNATHAN PASS and who acknowledged he/she/they executed the same as the free act and deed of the said JOHNATHAN PASS.

Witness my hand and official seal, this the 10th day of December, 2013.

Notary Public
My Commission Expires: 3/7/17

(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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