WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140003035 DEEDWARR
Recvd: 01/14/14 14:14 3 pgs
Fees:18.00 Taxes:639.56
20140114-0003824

MARIE COLLINS NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,853.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 12-15-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria E. Stapleton	SAME	
(NAME)	(NAME)	51-6-38
1203 S. Graycroft Ave.		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **INNOVATIVE RE SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARIA E. STAPLETON AND OFELIA ORLOW, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

SEE ATTACHED EXHIBIT "A"

unimproved ☐

This is improved ☒ property, known as 1203 S. Graycroft Ave., Madison, TN 37115
(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 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 my hand this 8th day of January, 2014.

Innovative RE Solutions, LLC

By: _____

Keith Speer, Managing Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Keith Speer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Managing Member of Innovative RE Solutions, LLC the within named bargainor, a limited liability company and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Managing Member.

Witness my hand and official seal at Nashville, Tennessee this 8th day of January, 2014.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Number 22 on the Plan of the Re-subdivision of Lots Numbers 20 and 21, Section 2 and Lot 22, Section 3, Oakland Acres, as of record in Book 2083, Page 60, Registers Office for Davidson County, Tennessee. Said Lot Number 22 fronts 151.7 feet on the easterly side of Graycroft Avenue and extends back between lines 220 feet to a dead line, measuring 150.6 feet thereon.

Included in the above description, but expressly excluded therefrom, is the following described property conveyed to Metropolitan Government of Nashville and Davidson County by deed from William G. McCreery and wife, Margaret L. McCreery, of record in Book 7857, Page 880, Register's Office for Davidson County, Tennessee:

Land in Davidson County, Tennessee, being a part of Lot Number 22 on the Plan of the Re- Subdivision of Lots Numbers 20 and 21, Section 2, and Lot 22, Section 3, Oakland Acres, as of record in Book 2083, Page 60, Register's Office for said County, described as follows: right-of- way: Beginning at a point on the southwest corner of Parcel 38 of Map 51-6 and lying approximately 25.0 feet east of existing centerline of South Graycroft Avenue; thence South 81 degrees 56 minutes 12 seconds West for a distance of 5.0 feet to a point; thence North 8 degrees 26 minutes 24 seconds East along proposed right of way line for a distance of 151.7 feet to a point; thence North 81 degrees 33 minutes 36 seconds West for a distance of 5. 0 feet to a point; thence South 8 degrees 26 minutes 24 seconds West along existing right of way line of South Graycroft Avenue for a distance of 151.7 feet to the point of beginning and containing therein an area of 759 plus or minus square feet. Temporary easement for slope purposes: Being a 10 feet wide strip of land lying adjacent to, parallel, and on the east side of the above right-of-way description and containing therein an area of 1,520 plus or minus square feet. Said temporary easement to be abandoned upon completion of construction.

Being the same property conveyed to Innovative RE Solutions, LLC, a Tennessee limited liability company by Warranty Deed from The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Steams Asset Backed Securities Trust 2006-3, Asset-Backed Certificates, Series 2006-3 filed of record in Instrument No. 20130130-0009491, Register's Office for Davidson County, Tennessee.