BILL GARRETT, Davidson County
Trans: T20140003477 DEEDWARR
Recvd: 01/16/14 08:58 2 pgs
Fees: 13.00 Taxes: 1002.70

20140116-0004319

WARRANTY DEED

R-RA-13-807

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00

Affiant

Subscribed and sworn to before me, this 13th DAY OF January, 2014.

Notary Public

MY COMMISSION EXPIRES: 08/23/2016
(AFFIX SEAL)

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

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
Taylor Wirth	Mortgage Investors Group	
807 North 16th Street (ADDRESS)	8320 East Walker Springs Lane, Ste 200 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	83-6-45.00

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 SARAH SERVAIS FKA SARAH C. WINN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAYLOR WIRTH, UNMARRIED, 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 NUMBER 3 ON THE PLAN SHOWING THE SUBDIVISION OF CERTAIN LOTS IN BLOCK A, B AND C OF WEAKLEY PLACE, AS SHOWN OF RECORD IN BOOK 547, PAGE 12, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE.

BEING THE SAME PROPERTY CONVEYED TO SARAH C. WINN, UNMARRIED BY WARRANTY DEED FROM GRAHAM NORRIS PRICHARD, UNMARRIED, RECORDED ON THE 23RD DAY OF SEPTEMBER, 2009 IN INSTRUMENT NO. 20090923-0088618, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) CURRENT PROPERTY TAXES AND SUBSEQUENT YEARS, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE(S) 12; , SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

THE SAID SARAH C. WINN HAVING SINCE MARRIED AND NOW BEING KNOWN AS SARAH SERVAIS.

JEFFREY SERVAIS JOINS HEREIN TO CONVEY ANY AND ALL MARITAL INTEREST HE MAY HAVE IN THE ABOVE-DESCRIBED PROPERTY.

unimproved ( )
This is improved (X) property, known as 807 North 16th Street, 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 13th day of January, 2014.

Sarah Servais

Jeffrey Servais

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sarah Servais and Jeffrey Servais, 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 13th day of January, 2014.

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