**Return to:**
**Foundation Title and Escrow, LLC.**
**2672 N. Mt. Juliet Rd.**
**Mt. Juliet, TN 37122**

BILL GARRETT, Davidson County
Trans:T20140008433 DEEDWARR
Recvd: 02/05/14 13:52 2 pgs
Fees:13.00 Taxes:1128.50
20140205-0010286

~~RECORD AND RETURN TO:~~
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-1312006004

## WARRANTY DEED

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 31st day of January, 2014

Notary Public

MY COMMISSION EXPIRES: 3/1/14

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 |
|---|---|---|
| **CHRIS WILCOX**<br>**1039 SHARPE AVENUE**<br>**NASHVILLE, TN 37206** | New owner (CB) | **083-01-0-097.00** |

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.**

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

**CHRISTOPHER P. WILCOX AND DELORES C. WILCOX, HUSBAND AND WIFE**

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. 53, on the map of Jones and Bradford's Subdivision, as of record in Book 161, Page 142, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**

**BEING the same property conveyed to MDS Realty Investments, Inc., by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated 6/28/13 and recorded 9/9/13 in Instrument No. 20130909-0094896; and the same property previously conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated 4/2/13 and recorded 4/11/13 in Instrument No. 20130411-0036073, Register's Office for Davidson County, Tennessee. The said Shapiro & Kirsch, LLP having been appointed Substitute Trustee by instrument dated 5/6/11 and recorded 5/16/11 in Instrument No. 20110516-0037216 (pursuant to the terms of and due to default on a Deed of Trust executed by Betsy Miller and Robert Bond Miller, husband and wife of record in Instrument No. 20051110-0136549); previously conveyed to Curtiswood, LLC, by Quitclaim Deed from Betsy Miller, dated 3/21/07 and recorded 3/26/07 in Instrument No. 20070326-0035841; and previously conveyed to Betsy Miller, married, by Quitclaim Deed from Deerpark Circle, LLC, dated 10/13/05 and recorded 10/13/05 in Instrument No. 20051013-0123645; and part of the same property previously conveyed to Deerpark Circle, LLC, by Quitclaim Deed from Betsy Miller a/k/a Betsy Bass Miller, dated 7/5/02 and recorded 8/13/02 in Instrument No. 20020813-0097809; and the same property previously conveyed to Betsy Bass Miller by Warranty Deed from Leland D. Watts, dated 8/8/96 and recorded 8/12/96 in Book 10154, Page 310, Register's Office for Davidson County, Tennessee.**

**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.**

(1)

This is improved ( X) property known as **1039 SHARPE AVENUE, NASHVILLE, TN 37206**
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 30 day of January, 2014.

**MDS REALTY INVESTMENTS, INC.**

By Ly Smith President

**BY: LY SMITH, PRESIDENT**

STATE OF NEVADA
COUNTY OF WASHOE

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 his oath(s) acknowledged herself to be the President of MDS Realty Investments, Inc. 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 30TH day of January, 2014.

Commission Expires: 07/01/2017

Andrew S Yankton
Notary Public

NOTARY PUBLIC
STATE OF NEVADA
County of Washoe
ANDREW S. YANKTON
No: 13-11324-2
My Appointment Expires July 1, 2017

**Return to:**
**Foundation Title and Escrow, LLC.**
**2672 N. Mt. Juliet Rd.**
**Mt. Juliet, TN 37122**

ES