BILL GARRETT, Davidson County
Trans:T20140024387 DEEDWARR
Recvd: 04/10/14 14:13 2 pgs
Fees:13.00 Taxes:496.66
20140410-0030169

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $134,232.00

Affiant

Subscribed and sworn before me this the 2nd day of April, 2014.

Notary Public
My commission expires: 1/15/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jason A. Morant	Mortgage Investors Group	072-08-0-241.00
925 Montrose Avenue	8320 East Walker Springs Lane	
Nashville, TN 37204	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEFFREY THOMAS PARDO, MARRIED hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JASON A. MORANT AND BRIANNA MORANT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 201, Plan of Dalewood, Section III, as shown on plat of record in Plat Book 1835, Page 20 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey Thomas Pardo by Quitclaim Deed from Melissa Marie Pardo dated March 15, 2010 of record in Instrument No. 20100415-0028301; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

Subject property was an investment property, and is not, nor was ever, a marital residence for Grantor(s).

THIS IS IMPROVED PROPERTY KNOWN AS 2208 Berrywood Road, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 the 2nd day of April, 2014.

Jeffrey Thomas Pardo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey Thomas Pardo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2014.

My commission expires:

1/15/17

Notary Public

