BILL GARRETT, Davidson County
Trans:T20140026091 DEEDWARR
Recvd: 04/17/14 11:32 2 pgs
Fees:13.00 Taxes:510.60
20140417-0032235

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $138,000.00

Brenda Surratt
Affiant

Subscribed and sworn to before me, this 15th day of April, 2014.

Notary Public
My commission expires: 3/4/15

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

03-1402-38126

Address of New Owner:	Send Tax Bills to:	Tax Information
Brenda Surratt	Mortgage Investors Group	091-13-0-073.00
508 East Bend Drive	8320 E. Walker Springs Lane #200	
Nashville TN 37209	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Kristi Duke, married,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brenda Surratt**, hereinafter called the Grantees, their successors 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. 8, of Block D, on the Plan of Crolywood Subdivision, Section II, of record in Book 1130, Page 100, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Trish Nichole Kerwin by Quitclaim Deed from Michael J. Kerwin, dated May 9, 2008, recorded September 18, 2008, of record in Instrument No. 20080918-0095347, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Kristi Duke by deed from Trish Kerwin Wilson, married, dated October 16, 2013, recorded October 22, 2013, of record in Instrument No. 20131022-0110050, Register's Office for Davidson County, Tennessee.

Trish Nichole Kerwin and Trish Kerwin Wilson are one and the same person.

This property is neither the principal residence of the grantor, her spouse, nor her dependents.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 508 East Bend Drive, Nashville, TN 37209

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 15th day of April, 2014.

Kristi Duke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kristi Duke, 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 in Nashville, TN, this 15th day of April, 2014.

State of Tennessee at Large

My Commission expires: 3/4/15.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY