BILL GARRETT, Davidson County
Trans:T20140029955 DEEDWARR
Recvd: 05/01/14 14:11 2 pgs
Fees:13.00 Taxes:1165.50

20140501-0036919

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140400057

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 29th day of APRIL, 2014

Notary Public

MY COMMISSION EXPIRES:_____

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

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
GUY CHENEY 1025 SHARPE AVE. NASHVILLE, TN 37206	SAME	083-01-0-104.00

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

GUY CHENEY AND WIFE, RENITA WYNNE CHENEY

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. 46 on the Map of Jones and Bradford's Subdivision as of record in Book 161, Page 142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to MDS Realty Investments, Inc., by Warranty Deed from Walter V. Cox and wife, Deborah F. Cox, dated 12/13/13 and recorded 12/23/13 in Instrument No. 20131223-0129029; and being the same property previously conveyed to Walter V. Cox and wife, Deborah F. Cox, by Quitclaim Deed from Walter V. Cox and wife, Deborah F. Cox, and Melba S. Cox, as joint tenants with right of survivorship, dated 12/8/95 and recorded 12/11/95 in Book 9884, Page 666; and being the same property previously conveyed to Walter V. Cox and wife, Deborah F. Cox, and Melba S. Cox, as joint tenants with right of survivorship, by Warranty Deed from R. R. Minchey and wife, Julia Minchey, dated 10/31/86 and recorded 11/4/86 in Book 7030, Page 233, in the Register's Office of 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.

This is improved (X) property known as 1025 SHARPE AVE., 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.

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Witness our hands this 29th day of APRIL, 2014.

MDS REALTY INVESTMENTS, INC.

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 ~~29th~~ 28TH day of April, 2014.

Commission Expires: 12-27-2017

Notary Public

SEAN SAUNDERS
Notary Public - State of Nevada
County of Washoe
APPT. NO. 14-12530-2
My App. Expires Dec. 27, 2017

CJ