WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140036563 DEEDWARR
Recvd: 05/27/14 08:56 2 pgs
Fees:13.00 Taxes:1141.45
20140527-0045041

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$308,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: . (AFFIX SEAL) 5.2.16

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stewart Eastham	**Mortgage Investors Group**	
(NAME)	(NAME)	
1044 Seymour Avenue	**8320 E Walker Springs Ln, #200**	**83-5-39.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Lois Phillips and Mary Rachel Maczko, both unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stewart Eastham, unmarried,** 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. 7, Block A, on the Plan of East Wood Addition, Dr. E. T. Brown Resubdivision of the Stratton and Seymore and the L. T. Baxter Lands, of record in Book 332, page 63,, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Lois Phillips by Warranty Deed from Lee R. Dickinson, unmarried, of record in Instrument No. 20070828-0102930, Register's Office for Davidson County, Tennessee, filed of record on August 28, 2007. Subsequently, Lois Phillips quitclaimed unto Mary Rachel Maczko, a 17 percent undivided interest as a tenant in common with rights of survivorship, recorded January 24, 2014, of record in Instrument No. 20140124-0006801, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 332, page 63, said Register's Office.

unimproved
This is improved x property, known as **1044 Seymour Avenue, Nashville, TN 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 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 22nd day of May, 2014.

Lois Phillips

Mary Rachel Maczko
By Lois Phillips AIF

Mary Rachel Maczko
By: Lois Phillips, Attorney in fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Lois Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of May, 2014.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

Commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, Lois Phillips, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument in behalf of Mary Rachel Maczko, and who acknowledged that she executed the within instrument as the free act and deed of Mary Rachel Maczko.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of May, 2014.

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 8, 2017

Commission expires:

Notary Public