BILL GARRETT, Davidson County
Trans:T20140039985 DEEDWARR
Recvd: 06/06/14 10:55 2 pgs
Fees:13.00 Taxes:780.70
20140606-0049401

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF May

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC SELINA HARRIS COUNTY OF DAVIDSON, TENN. My Comm Exp May 5 2015

FH14-0932

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spencer Aaronson	Mortgage Investors Group	
13350 Zanja St, ~~932 Silverdene Place~~	(NAME) 8320 East Walker Springs Lane	
(ADDRESS) Los Angeles, CA ~~Nashville, TN 37206~~ 90066	(ADDRESS) Knoxville, TN 37923	082-12-258.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DAVID B. DRAKE, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SPENCER AARONSON, AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 20 on the Plan of D. D. Philips Silverdene Park Subdivision, of record in Plat Book 421, Page 31, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 20 fronts 50 feet on the southerly margin of Silverdene Place, formerly Georgia Street, and extends back between parallel lines, along the westerly margin of alley, 170 feet to an alley in the rear.

Being the same property conveyed to William M. Kaludis, married by Warranty Deed from GKB Service Inc, LLC, of record in Instrument No. 20061219-0155963, Register's Office for Davidson County, Tennessee, dated December 11, 2006 and recorded on December 19, 2006.

Being the same property conveyed to David B. Drake, unmarried by Warranty Deed from William M. Kaludis, unmarried, of record in Instrument No. 20130204-0011188, Register's Office for Davidson County, Tennessee, dated January 31, 2013 and recorded on February 4, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 421, Page 31, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 932 Silverdene Place, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 30th day of May, 2014.

David B. Drake

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of May, 2014, before me personally appeared David B. Drake, an unmarried man to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of May, 2014.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122