BILL GARRETT, Davidson County
Trans:T20140044952 DEEDWARR
Recvd: 06/25/14 09:56 2 pgs
Fees:13.00 Taxes:1850.00
20140625-0055424

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 500,000.00

Jayanti D. Patel
Affiant

Subscribed and sworn to before me, this 20th day of June, 2014.

Cheryl M. Rodgers
Notary Public

My commission expires: 1-5-16

CHERYL M. RODGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
JAYANTI D. PATEL	**MORTGAGE INVESTORS GROUP**	**063040A00400CO**
601 STOKLEY CT	**8320 EAST WALKER SPRINGS LN, STE 200**	
OLD HICKORY, TN 37138	**KNOXVILLE, TN 37923**	

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 ACKNOWLEDGE, WE,

KEVIN KREMPOSKY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAYANTI D. PATEL

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. 38, AS SHOWN ON THE PLAT OF CLEVELAND HALL SUBDIVISION, PHASE III, OF RECORD IN INSTRUMENT NO. 20060106-0002332 AND REVISED IN INSTRUMENT NO. 20100209-0010272, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO KEVIN KREMPOSKY, AND WIFE, GINA C. KREMPOSKY, BY WARRANTY DEED FROM CLEVELAND HALL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 10/26/2006 AND RECORDED ON 10/30/2006 IN INSTRUMENT NUMBER 20061030-0134151, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, IN THE AMOUNT OF $125,000.00. CONTINUOUS MARRIAGE AFFIDAVIT OF RECORD IN INSTRUMENT NUMBER 20121212-0114654, SAID REGISTER'S OFFICE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 601 STOKLEY CT, OLD HICKORY, TN 37138.

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 in 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 my/our hand(s) this 20th day of June, 2014.

KEVIN KREMPOSKY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, KEVIN KREMPOSKY, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of June, 2014.

Notary Public

My Commission Expires: 1-5-16

CHERYL M. RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD