Davidson County	DEEDWARR
Recvd: 06/27/14 12:54	2 pgs
Fees:13.00 Taxes:499.13	
20140627-0056534	

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$134,900.00

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF June, 2014.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-3-15
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rossana Franklin 1062 1st Ave N Nashville, TN 37201	Mortgage Investors Gp 8230 E Walker Spg Ln Knoxville, TN 37923	Map 082 14 0A Parcel 01400 CO

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,

MIKE MAITLAND, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Rossana Franklin, an unmarried woman

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 Unit 1062 of the Riverfront Condominiums, as established by Master Deed of Record at Instrument No. 20051221-0153160, First Amendment as Instrument No. 20051228-0155671, Second Amendment as Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to MICHAEL MAITLAND, UNMARRIED, by deed from RIVERFRONT CONDOMINIUMS PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20060905-0108817, dated August 31, 2006, said Register's Office. Being further conveyed to BILL LAZARUS, by Deed from MICHAEL MAITLAND, UNMARRIED, of record in Instrument No. 20120103-0000492, dated December 27, 2012, said Register's Office. Subsequently BILL LAZARUS, conveyed by Quitclaim Deed to JACK HOLT, of record in Instrument No. 20120927-0088064, dated September 26, 2012, said Register's Office. Being further conveyed to MIKE MAITLAND, by Quitclaim Deed from JACK HOLT, of record in Instrument No. 20131101-0113720, dated October 31, 2013, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This conveyance is made subject to the following:
1) 2014 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is ☐un ☒improved property known as: 1062 1st Ave North Unit 1062, Nashville, TN 37201
(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 my hand(s) this 27th day of June, 2014.

Mike Maitland

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Mike Maitland, with whom I am personally acquainted, (or who 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 27th day of June, 2014.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFIED FOR REMOTE FILING:

I, Michael J. Mills, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Michael J. Mills, attorney at law

State of Tennessee:
County of Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael J. Mills, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the named person, and that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, on 6-27-14.

Notary Public James C. Smith

My Commission Expires: March 3, 2015

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027