Davidson County DEEDWARR Recvd: 07/01/14 15:08 3 pgs Fees:18.00 Taxes:647.50 **20140701-0057865**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00 Affiant Subscribed and sworn to before me, this 30th DAY OF June, 2014. Notary Public MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)
WARRANTY DEED MIG14-1116	
	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
Ariel Jacobs	Mortgage Investors Group	
1116 Lillian Street	(NAME) 8320 East Walker Springs Lane	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Knoxville, TN 37923	083-13-0-137.00
(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 ELIZABETH ANN BYLER FORMERLY KNOWN AS ELIZABETH GARNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ARIEL JACOBS, AN UNMARRIED WOMAN, 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 the Westerly 33.3 feet of the Easterly 43.3 feet of Lot No. 125 on the Plan of East Edgefield Plan of record in Plat Book 21, Page 147, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth Garner by deed from Lee Garner of record in Instrument No. 20111227-0100897 Register's Office for Davidson County, Tennessee, dated December 19, 2011 and recorded on December 27, 2011.

Elizabeth Garner is now known as Elizabeth Ann Byler.

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 21, Page 147, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 1116 Lillian Street, 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 June, 2014.

Elizabeth Ann Byler

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of June, 2014, before me personally appeared Elizabeth Byler 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 June, 2014.

Notary Public

My Commission Expires: 2/21/2017.

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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

True Copy Certification

I, Cassie Lovvorn, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Cassie Lovvorn who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY