BILL GARRETT, Davidson County
Trans:T20140055275 DEEDWARR
Recvd: 07/30/14 13:42 2 pgs
Fees:13.00 Taxes:1831.50
20140730-0067976

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $495,000.00.

Affiant

Subscribed and sworn before me this the 22nd day of July, 2014.

Notary Public
My commission expires: 9/9/14

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Thomas Ratliff	Mortgage Investors Group	083-13-0-482.00
403 N 15th Street	8320 East Walker Springs Lane	
Nashville, TN 37206	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GILL DESIGNS & CONSTRUCTION, LLC, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to THOMAS RATLIFF AND ELIZABETH JACKSON, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 207 on the Plan of Lindsley Property, Block V of record in Plat Book 2, Page 92, in the Register's Office for Davidson County, Tennessee.Said Lot No. 207 fronts 50 feet on the southerly margin of Boscobel Street and runs back between parallel lines measuring 119.1 feet, more or less, to an alley.

Being the same property conveyed to Gill Designs & Construction, LLC by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20120625-0055552 Register's Office for Davidson County, Tennessee, dated May 29, 2012 and recorded on June 25, 2012. (Value of consideration shown in aforementioned deed $47,100.00.)

Being also known as 1516 Boscobel Street Nashville, TN 37206.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1516 Boscobel Street, Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 this the 22nd day of July, 2014.

Gill Designs & Construction, LLC

By: Jeremy M. Gill, Sole Member as Member

STATE OF TN

COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeremy M. Gill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon His oath acknowledged Himself to be the Sole Member of the within named bargainor, a LLC, and that Himself, as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Jeremy M. Gill as such Sole Member.

Witness my hand and official seal this 22nd day of July, 2014.

My Commission Expires: 9/9/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY