WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140056185 DEEDWARR
Recvd: 08/01/14 13:50 2 pgs
Fees:13.00 Taxes:1258.00
20140801-0069131

File No.: ALW-14-937

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

ADAM G. LaFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Stalvey	Mortgage Investors Group	82-8-354.00
(NAME)	(NAME)	
1006 Mansfield Avenue	8320 East Walker Springs Lane # 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **MUSTARD SEED LIVING, LLC**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JENNIFER STALVEY, 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 Lot No, 2 in the House and Simonton Subdivision of Lots Nos. 1 to 16 inclusive in the Stratton & Seymour addition to Edgefield (now East Nashville) as per plan in Book 57, Page 137, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the North side of Mansfield Avenue, between McFerrin and Johnson Streets, and runs back between parallel lines 175 feet, more or less to an alley.

Being the same property conveyed by Warranty Deed from Joe Allen Miller and Joyce M. McRae to Aaron Toran, Mai E. Toran and Mattie L. Jones, dated April 28, 1986, recorded May 9th, 1986 in Deed Book 6852, Page 421, in the Register's Office of Davidson County, Tennessee.

Mai E. Toran died on May 13, 2011.

Further being the same property conveyed by Quitclaim Deed from Aaron Toran, Sr., Aaron Toran, Jr. and Ricky Toran to DaJuana Toran, dated January 23, 2013, recorded on January 25, 2013 in Instrument No. 20130125-0008350, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed by Quitclaim Deed from Mattie L. Jones to DaJuana Toran, dated March 13, 2013, recorded on April 15, 2013 in Instrument No. 20130415-0037305, in the Register's Office for Davidson County, Tennessee.

AND Further being the same property conveyed by Quitclaim Deed from DaJuana Toran to Mustard Seed Living, LLC dated July 2, 2014, recorded July 2, 2014 in Instrument No. 20140702-0058532, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 937 Mansfield Street, Nashville, TN 37206
(House Number) (Street) (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 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 31st day of July, 2014.

Mustard Seed Living, LLC

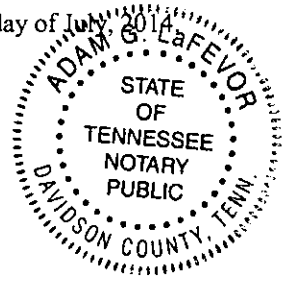
BY: _____
DaJuana Toran, Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of July, 2014, before me personally appeared DaJuana Toran, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Member of Mustard Seed Living, LLC, the within named bargainor, a limited liability company, and that she as such Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st day of July, 2014.

_____
Notary Public
My Commission Expires: 10/16/16



RETURN TO:

Commerce Title & Escrow, LLC
1812 Broadway
Nashville, TN 37203
(615)515-7171