BILL GARRETT, Davidson County
Trans: T20140057314 DEEDWARR
Recvd: 08/06/14 10:23 2 pgs
Fees: 13.00 Taxes: 834.35

20140806-0070591

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-140700146

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$225,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the
31st day of JULY, 2014

Notary Public

MY COMMISSION EXPIRES: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DONOVAN SIEVERS **703 N. 2ND STREET** **NASHVILLE, TN 37207**	Avenue Bank 111 10th Ave. S. #400 Nashville, TN 37203	**082-07-0-235.00**

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,

MDS REALTY INVESTMENTS, INC.

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

DONOVAN S. SIEVERS, AN UNMARRIED MAN

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. 9, on the plan of R.D. Goodlett & Others Resubdivision of Lot Nos. 33 and 40, inclusive of Dr. V.S. Lindsley's Addition, of record in Book 57, Page 96, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to MDS Realty Investments, Inc., by Warranty Deed from Bruce Bodor, Trustee for the 2nd Street Trust dated January 1, 1006, dated 6/28/13 and recorded 7/2/13 in Instrument No. 20130702-0068155, in the Register's Office of Davidson County, Tennessee. The said Bruce Bodor having been appointed Trustee by amendment to Trust recorded 12/4/07 in Instrument No. 20071204-0140352, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **703 N. 2ND STREET, NASHVILLE, TN 37207**
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 our hands this 31st day of JULY , 2014.

MDS REALTY INVESTMENTS, INC.

BY: LY U. SMITH, PRESIDENT

STATE OF Kansas

COUNTY OF Johnson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Ly U. Smith with whom I am personally acquainted and who upon his oath(s) acknowledged herself to be the President of MDS Realty Investments, Inc. the within named bargainor, and corporation, and that she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ly U. Smith as such President

Witness my hand and official seal at office at U.S. Bank, 13524 Antioch on this the 31st day of July, 2014.

Commission Expires: 11/04/2017

Notary Public

JORDAN MARKS
Notary Public
State of Kansas
My Commission Expires 11/04/2017