#8609

# WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

Y-RP-14-117

BETH HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-20-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Kacey Crosthwait** | **Mortgage Investors Group** | |
| (NAME) **117 Rosebank Avenue** | (NAME) **8320 E. Walker Springs Lane, Suite 200** | **083-03-0A-002.00-CO** |
| (ADDRESS) **Nashville, TN 37206** | (ADDRESS) **Knoxville, TN 37923** | |
| (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, I/we **NEIL ROBISON, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KACEY CROSTHWAIT, UNMARRIED,** 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 Unit B, The 111 Rosebank Avenue Townhomes, as established under Master Deed of record in Instrument 20080206-0012479, as amended at Instrument No. 20080213-0014519, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Neil Robison, a single person by deed from Curtis W. Borntrager and wife, Holly Borntrager, a 1/2 undivided interest and Mark Buchanan, a 1/2 undivided interest of record in Instrument No. 20091125-0108564 Register's Office for Davidson County, Tennessee, dated November 24, 2009 and recorded on November 25, 2009.

This conveyance is subject to:
- Taxes for the year 2014.
- Plan of record in Plat Book 161, Page 41, Register's Office for Davidson County, Tennessee.
- Plan of record as Instrument Number 20071113-0133006, Register's Office of Davidson County, Tennessee.
- Declaration and Master Deed Establishing a Horizontal Property Regime for The 111 Rosebank Avenue Townhomes of record in Instrument Number 20080206-0012479 and Corrected by Scrivener' s Affidavit of record in Instrument No. 20080213-0014519, Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20091125-0108564 in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **117 Rosebank Avenue , Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20140061117 DEEDWARR
Recvd: 08/19/14 10:06 2 pgs
Fees:13.00 Taxes:887.63
20140819-0075063

Witness my/our hand(s) this the 15th DAY OF AUGUST, 2014.

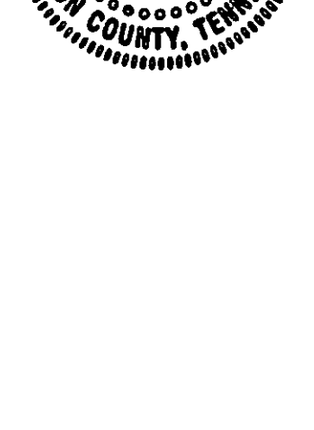
Neil Robison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NEIL ROBISON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of August, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)




**RETURN TO:**
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Nashville, TN 37212