File No. 144174

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140069142 DEEDWARR
Recvd: 09/16/14 12:13 2 pgs
Fees: 13.00 Taxes: 925.00
20140916-0084813

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 03/26/2017

(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

**THIS INSTRUMENT WAS PREPARED BY**
Venture Title, LLC
3027 Highway 31 W
White House, TN 37188
615-672-4343

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bethany [redacted] Parker | Mortgage Investors Group | 083-01-0-121.00 |
| (NAME) | (NAME) | |
| 942 Sharpe Avenue | 8320 East Walker Springs Lane | |
| (ADDRESS) | (ADDRESS) Suite 200 | |
| 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 **THE LINCOLN REAL ESTATE GROUP, INC., A NEVADA CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BETHANY [redacted] PARKER,** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

unmarried

**Land in Davidson County, Tennessee, being the Westerly 60 feet of Lot No. 31 on the plan of the W.H. Hyronemus Addition, of record in Book 161, Page 174, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.**

**Being the same property conveyed to The Lincoln Real Estate Group, Inc., a Nevada corporation, by Special Warranty Deed from The Bank of New York Mellon, as Trustee for Amortizing Residential Collateral Trust, Mortgage Pass-Through Certificates, Series 2002-BC2, dated 5/9/14 and recorded 5/12/14 in Instrument No. 20140512-0040653, Register's Office for Davidson County, Tennessee.**

This conveyance is further subject to (1) the lien of taxes and assessments for the current year and subsequent years; (2) all applicable zoning ordinances; (3) utility, sewer, drainage and other easements of record; (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; and, (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as: 942 Sharpe 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.

Witness my/our hand(s) this 12th of September, 2014.

The Lincoln Real Estate Group, Inc., a Nevada corporation

By: _____
Ben Essenpreis, Vice President

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid personally appeared BEN ESSENPREIS, 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 VICE PRESIDENT of THE LINCOLN REAL ESTATE GROUP, INC., the within named bargainor, and corporation, and that he/she as such PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said BEN ESSENPREIS as such VICE PRESIDENT.

Witness my hand at office this 12th day of September, 2014.

_____
Notary Public

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Commission expires:

03/26/2017