STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 2014.

Notary Public
MY COMMISSION EXPIRES: 3-20-18
File No. G14-9885D

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20140074403 DEEDWARR
Recvd: 10/02/14 14:44 2 pgs
Fees:13.00 Taxes:407.00
20141002-0091251

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hagop J. Atenian, single man (NAME)	Mortgage Research Center, LLC (NAME)	43-11-46
206 Myatt Drive (STREET ADDRESS)	1400 Veterans United Drive (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Columbia, MO 65203 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Diana R. Ward, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hagop J. Atenian, single 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:

Being part of Tract No. 13 on the plan of Anderson Estates, as of record in Book 1130, page 37, Register's Office for Davidson County, Tennessee, being Lot No. 23 on the unrecorded plan of the resubdivision of Tracts Nos. 1 and 13 of said Anderson and Gas, Surveyors, August 5, 1946, as follows:

Beginning on the westerly margin of Myatt Drive at a point 65 feet, more or less, north of the northerly margin of Dupont Avenue, said point being the northeast corner of the property William R. Jennings by Deed from Gervis Howser and wife, of record in Book 2248, page 197, said Register's Office; thence with the westerly margin of Myatt Drive northwardly 65 feet to the corner of Lot Nos. 23 and 24; thence with the line between two lots westerwardly 136 feet to the common corner of Lot Nos. 23, 24, 77, and 78; thence with the line beween Lot Nos. 23 and 78 southwardly 65 feet to the northwest corner of said Jennings property; thence with the northerly line of said Jennings property eastwardly 136 feet to the beginning.

BEING the same property conveyed to Diana R. Ward from Herbert F. Bunch, by Deed dated January 11, 2006 ~~2006~~, as Instrument No. 20060117-0005855, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 1181, page 342, Register's Office for Davidson County, Tennessee.

2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 1130, page 37, Register's Office for Davidson County, Tennessee.

3. Easement for driveway, maintenance, and development as recorded in Book 6026, page 474, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 206 Myatt Drive, Madison, TN 37115.

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. Whenever 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 1st day of October, 2014.

Diana R. Ward

October 01, 2014
Date

STATE OF Tennessee

COUNTY OF Davidson }

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

Witness my hand and official seal, this 1st day of October, 2014.

My Commission Expires: 3/27/18

MICHAEL T. MOORE
Notary Public
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066