# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140076735 DEEDWARR
Recvd: 10/10/14 09:56 2 pgs
Fees:13.00 Taxes:1069.30
20141010-0094084

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**Robert L. Scruggs, Attorney**
**2525 21st Avenue South, 2nd Floor**
**Nashville, TN 37212**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Matt Urmy** | **Mortgage Investors Group** | |
| (NAME) **633 Hidden Acres** | (NAME) **8320 East Walker Springs Lane, Suite 200** | **062-00-0-082.00** |
| (ADDRESS) **Madison, TN 37115** | (ADDRESS) **Knoxville, KY 37923** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, **BRIAN BEQUETTE AND WIFE, BARBARA BEQUETTE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATT URMY, UNMARRIED,** 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. 4 on the Plan of Section One, Neeley's Bend Acres, of record in Plat Book 4175, page 140, Register's Office for Davidson County, Tennessee.**

**Said Lot fronts 133.5 feet on the northerly side of Hidden Acres Drive and extends back between parallel lines 328.8 feet to a dead line.**

**Being the same property conveyed to Brian Bequette and wife, Barbara Bequette by deed from Timothy J. Sanderson and Shauna L. Sanderson, husband and wife, of record as Instrument No. 20090601-0049981, Register's Office for Davidson County, Tennessee.**

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been paid, prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 4175, page 140, said Register's Office.

unimproved ☐

This is improved ☒ property, known as **633 Hidden Acres, Madison, TN 37115**

(House Number) (Street) (P.O. Address) (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 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 8th day of October, 2014.**

**Brian Bequette**

Barbara Bequette BY Brian Bequette, as AIF.

**Barbara Bequette by Brian Bequette, as Attorney-in-fact**

**ACKNOWLEDGMENT**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, of said County, **Brian Bequette**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 8th day of October, 2014.

Commission expires: 5-2-16

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

Angela K. Robertson
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of October, 2014, before me personally appeared **Brian Bequette,** to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **BARBARA BEQUETTE**, and who acknowledged that he executed the same as the free act and deed of **BARBARA BEQUETTE.**

Witness my hand and official seal at Nashville, Tennessee this 8th day of October, 2014.

Commission expires: 5-2-16

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

Angela K. Robertson
Notary Public