NEW OWNER:

Jennifer L. Hammock
2117 Cahal Avenue
Nashville, TN 37206

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

~~New Owner~~
Mortgage Investors Group
8320 East Walker Springs Lane
Suite 200
Knoxville, TN 37923

FILE NO: 14-0820

Map 072 Group15-0-B Parcel 003.00CO

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20140079872 DEEDWARR
Recvd: 10/23/14 10:09 2 pgs
Fees:13.00 Taxes:739.63
20141023-0097831

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars** ($199,900.00) cash in hand paid, the receipt of which is hereby acknowledged, **FRANK BRYANT** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JENNIFER L. HAMMOCK, unmarried** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Unit 1512-A on the Plan of Eastwood Village, a Horizontal Property Regime of record in Master Deed recorded in Instrument No. 20071226-0147470, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Frank Bryant, by Quitclaim Deed from Eastwood Village Partnership, dated September 24, 2010, and of record as Instrument No. 20101006-0079903. See also Quitclaim Deed dated April 19, 2007, and of record in Instrument No. 20070423-0048060 and Warranty Deed dated December 15, 2006, and of record in Instrument No. 20070112-0005127, Register's Office for Davidson County, Tennessee.

TAI

This is IMPROVED property known as 2117 Cahal Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear

and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **October, 2014.**

FRANK BRYANT

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, FRANK BRYANT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 17th day of **October, 2014.**

ERIKA PILAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-10-2018

NOTARY PUBLIC

My commission expires: _____

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The actual consideration or value, whichever is greater, for this transfer is $ **199,900.00** .

AFFIANT

Sworn to and subscribed to before me 17th day of **October, 2014.**

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY