BILL GARRETT, Davidson County
Trans:T20140084929 DEEDWARR
Recvd: 11/10/14 14:37 2 pgs
Fees:13.00 Taxes:1494.80
20141110-0103746

# Warranty Deed

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|---|---|
| J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $404,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 7th day of November, 2014.<br><br>Notary Public<br><br>My commission expires: 7-2-2018 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Nima Hayati | Mortgage Investors Group | |
| 303A Buchanan Street | 8320 E. Walker Springs Lane, Ste. 200 | 082-05-0-K-001.00 CO |
| Nashville, TN 37208 | Knoxville, TN 37923 | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **JOHN AMBROSE, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NIMA HAYATI, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit No. A of Homes at 303 Buchanan Street, a Horizontal Property Regime with Private Elements, established by Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20140131-0009004, in the Register's Office for Davidson County, Tennessee.

Beginning at a point on the south line of North Carrell Street (now Buchanan Street) 113-1/2 feet west of College Street; thence westerly along the southern margin of Carrell Street fifty four feet to a point on the western margin of a twenty foot alley; thence southerly along the eastern margin of said alley 112-1/2 feet, more or less, to the southern boundary line of said lot #22; thence easterly along said boundary line of lot #22, fifty four feet to a point; thence in a straight line northerly 112-1/2 feet, more or less of the point of beginning.

Being the same property conveyed to Samuel Berry and wife, Maggie Berry by Deed from Bransford Realty Company of record in Book 473, page 60, in the Register's Office for Davidson County, Tennessee, dated November 6, 1915 and recorded November 17, 1915. The following information was obtained from death certificate copies: Samuel Berry died September 18, 1933 while married to Maggie Berry; Maggie Berry died September 28, 1936; Jimmie Allen was the only child of Samuel and Margie / Maggie Berry; Jimmie Allen died, unmarried, October 8, 1971; Eugenia Pearl Johnson, daughter of Jimmie Winstead, died August 11, 1975; Maggie Miller, daughter of Jimmie Berry, died married to Alonzo Miller, on January 8, 1997; and Arnett Allen, Jr., son of Juanita Allen, died married to Juanita Brown on October 25, 1995.

Final Decree Confirming Sale from The Metropolitan Government of Nashville and Davidson County in its own behalf for the use and benefit of the State of Tennessee to Erik Wilson & Ernest Wilson, Wilson Properties, of record as Instrument No. 20050207-0014175, in the Register's Office for Davidson County, Tennessee, dated January 19, 2005 and recorded February 7, 2005.

Decree for Redemption from the Clerk and Master, Chancery Court for Davidson County to Carolyn Allen and Ella Clay, of record as Instrument No. 20050503-0049245, in the Register's Office for Davidson County, Tennessee, dated April 12, 2005 and recorded May 3, 2005.

Being a portion of the same property conveyed to John Ambrose and Barbara Ambrose, husband and wife by deed from Carolyn Allen, Ella Clay, Vivian Harris, Juanita Allen, Joyce Anderson, Janet Allen, Francine Koehn, Gale Darnell, Taiwan Allen and Aubrey Allen, the heirs at law of the Estate of Maggie Berry, deceased of record in Instrument No. 20140128-0007837 Register's Office for Davidson County, Tennessee, dated January 27, 2014 and recorded on January 28, 2014.

Barbara Ambrose died May 21, 2014 leaving her husband John Ambrose.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 303A Buchanan Street, Nashville, TN 37208.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of November, 2014.

**John Ambrose**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 7th day of November, 2014.

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018