Davidson County	DEEDWARR
Recvd: 11/12/14 09:34	2 pgs
Fees:13.00 Taxes:1010.38	
20141112-0103975	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,075.00

Affiant

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3RD DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/2/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Joshua Woodkowski	Mortgage Investors Group	
(NAME)	(NAME)	173-090-A
8678 Gauphin Place	8320 East Walker Springs Lane, Suite 200	45400 · CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Seventy-Three Thousand Seventy-Five And No/100 Dollars ($273,075.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Barbara Fersten and Eric Fersten, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Joshua Woodkowski**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

(C2) (C2)

*unmarried

Being Lot No. 393 on the Plan of Lenox Village, Phase Six, as shown by plat of record in Instrument No. 200501120004530, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same premises conveyed to Barbara Fersten and Eric Fersten, wife and husband by Warranty Deed from Andrew N. Plank and Krista L. Plank, husband and wife dated July 9, 2007 and recorded September 26, 2007 in Instrument No. 200709260114720, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8678 Gauphin Place, Nashville, TN 37211

File Number: GRN-141759

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, has 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 3rd day of November, 2014.

Barbara Fersten

Eric Persten

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Barbara Fersten and Eric Fersten, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd day of November, 2014.

Notary Public

My Commission Expires:

(SEAL)

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

True Copy Certification
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee / County of Wilson SS:
Personally appeared before me, Rebecca Moss, a notary public for this county and state, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Moss

REBECCA MOSS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES DECEMBER 18, 2017

My Commission Expires: 12/18/17

File Number: GRN-141759