WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $98,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 5TH DAY OF DECEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7232P DZINGLESKI

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Michael Dzingleski and Anna Dnistryan	Mortgage Investors Group	08208004900
705 Neill Avenue	8320 East Walker Springs Ln, 200	
Nashville, TN 37206	Knoxville, TN 37923	

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 HEREBY ACKNOWLEDGE, WE,

LOUISE C. JONES

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL DZINGLESKI AND WIFE ANNA DNISTRYAN

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 52, MAP OF BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE MCWHIRTER TRACT AND OF THE LOVE-MCFERRIN TRACT, as shown on plat of record in Plat Book 421, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Haywood A. Jones and wife, Annie E. Jones to Thomas James Elkins, an unmarried man as recorded on the 31st day of March, 1967 in Deed Book 4116, Page 161; Quitclaim Deed from Robert Greene, Trustee to Annie E. Jones, Floyd J. Jones and R. C. Jones, as joint tenants in common with the right of survivorship as recorded on the 8th day of December, 1982 in Deed Book 5974, Page 615 and Administrator's Deed from Louise C. Jones, Administrator of the Estate of Floyd J. Jones to Louise C. Jones, sole heir of the Estate of Floyd J. Jones as recorded on the 10th day of March, 2014 in Instrument No. 20140310-0020022, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S SUBDIVISION OF THE MCWHIRTER TRACT AND OF THE LOVE-MCFERRIN TRACT, as recorded in Plat Book 421, Page(s) 52, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 705 Neill Avenue, Nashville, TN 37206

BILL GARRETT, Davidson County
Trans: T20140092590 DEEDWARR
Recvd: 12/11/14 08:48 2 pgs
Fees: 13.00 Taxes: 362.60
20141211-0113328

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 5th day of December, 2014.

Louise C. Jones

Louise C. Jones

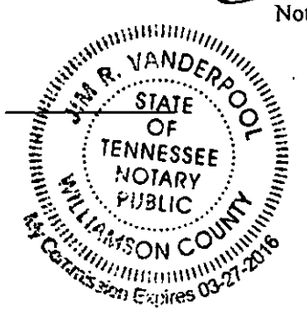
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, LOUISE C. JONES, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 5th day of December, 2014.

Notary Public

My Commission Expires: 

File #: 14-7232P DZINGLESKI

RECORD & RETURN TO:

VANDERPOOL AND PEARMAN

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067