WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150003667 DEEDWARR
Recvd: 01/15/15 10:42 2 pgs
Fees:13.00 Taxes:647.50
20150115-0004245

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS.
$175,000.00.

Affiant

Subscribed and sworn to before me this 13 day of Jan, 2015.

Notary Public
My Commission expires: 3-7-16
(Affix Seal)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathan McCarthy	Mtg. Investors Group	072-07-0-309.00
1701 Evelyn Avenue	8320 East Walker Springs Lane Ste 200	
Nashville, TN 37216	Knoxville, TN 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Crystal D. Ballard**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathan McCarthy*** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

* & Diane M. McCarthy, husband and wife

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of The Waters Place on Maxey Lane as of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Crystal D. Ballard from Jerry D. Maynard, unmarried by Warranty Deed on September 29, 2003, of record in Instrument Number 20030930-0144407, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3459, Page 60; Book 3575, Page 340 and revocation of restrictive covenants and amendment to restrictive covenants in Book 4440, Page 67, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1701 Evelyn Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 January 13, 2015.

Crystal D Ballard

Crystal D. Ballard

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Crystal D. Ballard** to me known to be the person described in nd who executed the foregoing instrument, and acknowledged that she executed the same or the purposes therein contained.

WITNESS my hand and Official Seal at office this January 13, 2015

My commission expires 8/15/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY