BILL GARRETT, Davidson County
Trans: T20150006439 DEEDWARR
Recvd: 01/27/15 09:51 2 pgs
Fees: 13.00 Taxes: 3145.00
20150127-0007585

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-150100025

WARRANTY DEED

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 23rd day of JANUARY, 2015

Notary Public

MY COMMISSION EXPIRES: 6-1-15

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CHRISTOPHER FREDERICK HOMRICH 6232 HILLSBORO ROAD NASHVILLE, TN 37215	13622 N.SUNFLOWER DR. FOUNTAIN HILLS, AZ 85268	158-02-0-010.00

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 ACKNOWLEDGED, WE,

MDS REALTY INVESTMENTS, INC.

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

CHRISTOPER FREDERICK HOMRICH, TRUSTEE AND DEANNA GRIFFIN HOMRICH, TRUSTEE OF THE CHRISTOPHER AND DEANNA HOMRICH REVOCABLE TRUST DATED SEPTEMBER 16, 2008

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 part of the Robert L. Goodpasture tract, and described according to a survey made by Cantrell, Connell & Morrison Engineers in July, 1956, as follows:

BEGINNING at a point in the easterly margin of Hillsboro Pike at the northwest corner of the property conveyed to John G. Justice and wife, Frances L. Justice by Vaden Lackey, Jr., Trustee, of record in Book 4068, Page 904, Register's Office for said County; thence along Justice's northerly line S. 86 degrees E. 500 feet to a point in the westerly line of Edmund D. Milam and wife; thence along Milam's westerly line N. 28 degrees E. 196 feet to a point in the southerly margin of a 30 foot private drive; thence along said margin N. 86 degrees W. 500 feet to a point in the easterly margin of said Hillsboro Pike; thence with the margin of same S. 28 degrees W. 196 feet to the point of beginning.

BEING the same property conveyed to MDS Realty Investments, Inc. by Warranty Deed from SRK Partnership, a Tennessee General Partnership, dated 3/6/14 and recorded 3/10/14 in Instrument Number 20140310-0019784; and the same property previously conveyed to SRK Partnership, a Tennessee General Partnership, by Special Warranty Deed from Federal National Mortgage Association, dated 9/26/13 and recorded 10/16/13 in Instrument No. 20131016-0108136; and previously conveyed to Federal National Mortgage Association by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated 3/17/11 and recorded 6/29/11 in Instrument No. 20110629-0049556, Register's Office for Davidson County, Tennessee. Power of Attorney for Federal National Mortgage Association of record in Instrument No. 20120430-0036835, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **6232 HILLSBORO ROAD, NASHVILLE, TN 37215**
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, have 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 21 day of JANUARY, 2015.

MDS REALTY INVESTMENTS, INC.

BY: LY U. SMITH, PRESIDENT

STATE OF KANSAS
COUNTY OF Johnson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Ly U. Smith with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the President of MDS Realty Investments, Inc. the within named bargainor, and corporation, and that she as such President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Ly U. Smith as such President.

Witness my hand and official seal at office at Overland Park Kansas on this the 21st day of January, 2015.

Commission Expires: 5/6/17

Notary Public

ALI BURCHETT
Notary Public
State of Kansas
My Commission Expires 5/6/17

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