Davidson County	DEEDWARR
Recvd: 02/18/15 14:19	2 pgs
Fees:13.00 Taxes:640.10	
20150218-0014128	

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

Y-VRES-15-2901

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Troy Dixon	Mortgage Investors Group	
(NAME)	(NAME)	**72-11-89.00**
2901 Branch Court	8320 East Walker Springs Lane Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **RODNEY LAMONT AMOS, ADMINISTRATOR DE BONIS NON OF THE ESTATE OF WILLIAM JAMES SPEIGHTS BY ORDER OF THE SEVENTH CIRCUIT COURT, DAVIDSON COUNTY, TENNESSEE PROBATE DIVISION, DOCKET NO. 10P1588** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **TROY DIXON**, hereinafter called the Grantee, his heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: *unmarried

Land in Davidson County, Tennessee, being Lot 1, PLAN OF BROOKS GARDENS, as shown on plat of record in Plat Book 2330, Page 168, 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 Louie Eugene Speights, Jr., individually and as Executor of the Estate of Louie Eugene Speights, Sr., Norma Marie Speights Etter, Charles Edward Speights, and Glen Ellis Speights to William James Speights, a single person as recorded on the 23rd day of November, 1993 in Deed Book 9161, Page 594, Register's Office of Davidson County, Tennessee. Said William James Speights having since died (date of death April 10, 2010) intestate. The Estate of WIlliam James Speights having been declared insolvent, thus requiring the sale of the above described real estate as a part of the probabte estate.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKS GARDENS, as recorded in Plat Book 2330, Page(s) 168.
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4218, Page 654.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2901 Branch Court, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th DAY OF FEBRUARY, 2015.

Estate of William James Speights

BY: Rodney Lamont Amos

Rodney Lamont Amos
Administrator De Bonis Non

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY LAMONT AMOS, ADMINISTRATOR DE BONIS NON of the ESTATE OF WILLIAM JAMES SPEIGHTS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th RL of February, 2015.

Notary Public
My Commission Expires:
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

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 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, Shelly M. Smith, 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.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018