BILL GARRETT, Davidson County
Trans:T20150014104 DEEDWARR
Recvd: 02/26/15 11:07 2 pgs
Fees:13.00 Taxes:688.20
20150226-0016588

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 24TH DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Damon Xanthopoulos, an unmarried man	Mortgage Investors Group	061110 18000
	(NAME)	
1020 Curdwood Blvd.	8320 E. Walker Springs Lane	
(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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DB&B Investments, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Damon Xanthopoulos, an unmarried man, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE RE-SUBDIVISION OF LOTS 5 & 6 OF GEORGE BURRUS SUBDIVISION OF LOT NO. 81, MAPLEWOOD HOME TRACT, OF RECORD IN PLAT BOOK 8250, PAGE 822, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DB&B INVESTMENTS BY DEED FROM RONALD B. BUCHANAN, SUBSTITUTE TRUSTEE OF RECORD IN INSTRUMENT NO. 20080331-0031828, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1020 Curdwood Blvd., Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 24th day of February, 2015.

WARRANTY DEED
(Continued)

DB&B Investments

Dorris E Bennett partner
By: Dorris E. Bennett
Its: Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Dorris E. Bennett, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Partner (or other officer authorized to execute the instrument) of DB&B Investments, the within named bargainor, a General Partnership, and that as such Partner, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the General Partnership as all of the Partner of said General Partnership.

Witness my hand and official seal, at office, on this the 24th day of February, 2015.

Mary Birthright
Notary Public
My commission expires: 11-3-15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072