WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150018394 DEEDWARR
Recvd: 03/13/15 10:49 2 pgs
Fees:13.00 Taxes:1406.00
20150313-0021733

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 8, 2017

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Sky Gallegos	Mortgage Investors Group	Map 131-11
(NAME)	(NAME)	
4529 Shys Hill Road	8320 East Walker Springs Lane, 200	Parcel 4.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James Russo and Katherine Russo, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Sky Gallegos, an unmarried woman,** 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 No. 65 on the Plan of Seven Hills, Section 1, of record in Book 2133, pages 81 and 82, Register's Office for Davidson County, Tennessee, further described as follows:

Said Lot No. 65 fronts 254.58 feet on the broken southwesterly margin of Shy's Hill Road and extends back 270.0 feet on the northwesterly line and 157.00 feet on the southeasterly line to a dead lie in the rear, measuring 205.0 feet.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 2133, pages 81 and 82, said Register's Office; and (c) Restrictive covenants contained in Book 2249, page 192, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 4529 Shys Hill Road, Nashville, TN 37215
(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 hands this 12th day of March, 2015.

James Russo

Katherine Russo

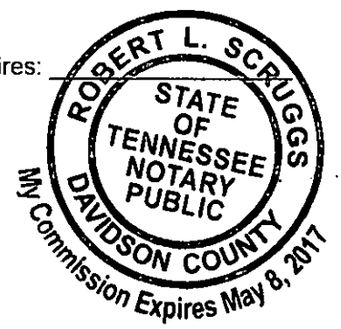
State of Tennessee
County of Davidson

Personally appeared before me James Russo and Katherine Russo, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of March, 2015.

Notary Public

My Commission Expires:



File No.: 20915035