WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150019199 DEEDWARR
Recvd: 03/17/15 10:05 2 pgs
Fees:13.00 Taxes:702.63
20150317-0022671

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. $189,900.00.

Affiant

Subscribed and sworn to before me this 13th day of MARCH, 2015

Notary Public
My Commission expires: 10/8/16
(Affix Seal)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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
Janeal Bernhart	Mortgage Investors Group	133-06-0-208.00
3722 Tibbs Drive	8320 East Walker Springs Lane #200	
Nashville, TN 37211	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, **Jona Realty, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Janeal Bernhart**, unmarried their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Leonard Heights, of record in Plat Book 2330, Page 15, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Jona Realty, LLC, a Tennessee limited liability company, from Joanne Concepcion, by deed on December 8, 2014, of record in Instrument Number 20141208-0112343, 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 2330, Page 15, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2346, Page 291, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3722 Tibbs Drive, Nashville, TN 37211

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 March 13, 2015.

Jona Realty, LLC, a Tennessee limited liability company

By Scott Jones, Manager Mgr.

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Scott Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Jem Realty, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 8/5/15

ANDREW MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY