BILL GARRETT, Davidson County
Trans:T20150023504 DEEDWARR
Recvd: 03/31/15 12:09 2 pgs
Fees:13.00 Taxes:943.50
20150331-0027734

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $255,000.00.

Affiant

Subscribed and sworn before me this the 25th day of March, 2015.

Notary Public
My commission expires: 1/15/17

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Michael Gungor	Mortgage Investors Group	061-16-0-092.00
3201 Garden Ave	8320 East Walker Springs Lane	
Los Angeles, CA 90039	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KATHERINE H. RIZZONE AND KATHRYN L. KUBIAK-RIZZONE, BOTH UNMARRIED, AS JOINT TENANTS WITH RIGHT OF S, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MICHAEL GUNGOR AND LISA GUNGOR, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the northerly 80 feet of the easterly part of Lot No. 39 on the map of Kennedy and Grave's plan of Monte Vista, as of record in Book 421, Page 143, and the northerly 80 feet of Lot No. 41 on the map of Kennedy and Grave's subdivision of Blocks "C" and "D" of Monte Vista, as of record in Book 843, Page 14, Register's Office for said county.

Said parts of Lots Nos. 39 and 41 front 80 feet on the easterly side of Kennedy Avenue and run back 176.2 feet on the northerly line and 198.5 feet on the southerly line to the westerly line of Lot No. 43, measuring 80 feet thereon.

Being the same property conveyed to Katherine H. Rizzone and Kathryn L. Kubiak Rizzone, both unmarried, as joint tenants with the right of survivorship by Warranty Deed from Margaret C. Kemnetz unmarried of record in Instrument No. 20080604-0057437 Register's Office for Davidson County, Tennessee, dated May 30, 2008 and recorded on May 04, 2008.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 4104 Kennedy Ave, Nashville, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of March, 2015.

Katherine H. Rizzone by Nicole Gardner her Attorney in Fact

Katherine H. Rizzone
By Nicole Gardner As Her Attorney In Fact

Kathryn L. Kubiak-Rizzone by Nicole Gardner as her attorney-in-fact

Kathryn L. Kubiak-Rizzone
By Nicole Gardner As Her Attorney In Fact

STATE OF Tennessee
COUNTY OF Williamson

On this 25th day of March, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Nicole Gardner with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Katharine H. Rizzone, by her Power of Attorney dated March 23, 2015, and who acknowledged that he executed the same as the free act and deed of Katherine H. Rizzone

Witness my hand and official seal this 25th day of March, 2015

My Commission Expires: 1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

On this 25th day of March, 2015, before me, the undersigned Notary Public in and for said County and State, personally appeared Nicole Gardner with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Kathryn L. Kubiak Rizzone, by her Power of Attorney dated March 23, 2015, and who acknowledged that he executed the same as the free act and deed of Kathryn L. Kubiak Rizzone

Witness my hand and official seal this 25th day of March, 2015.

My Commission Expires: 1/15/17

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY