Prepared by:
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615-794-5644

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $369,900.00

Affiant

Subscribed and sworn to before me, this 10th day of April 2015.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150027784 DEEDWARR
Recvd: 04/14/15 10:20 2 pgs
Fees:13.00 Taxes:1368.63
20150414-0032763

Address of New Owner:	Send Tax Bills to:	Tax Information
J'Lyn Emerson	Mortgage Investors Group	103-100-55.00
5714 Vine Ridge Drive	8320 East Walker Springs Lane #200	
Nashville TN 37205	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Nathan Matwijec an unmarried person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to J'Lyn Emerson, unmarried hereinafter called the Grantee(s) her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 70 on the Plan of Brookside Courts, Section 4, Addition 4, as of record in Book 2083, page 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

The same property conveyed to Nathan Matwijec by deed from Don W. Schmidt of record in Instrument No. 20140814-0073703, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Brookside Courts of record in Book 2083 Page 59, Register's Office for Davidson County, Tennessee

This property is improved property known as 5714 Vine Ridge Drive, Nashville, Tennessee 37205

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever

defend the title to said land to 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 hand this 10th day of April, 2015.

Nathan Matwijec

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nathan Matwijec, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 10th day of April, 2015.

Notary Public

My Commission expires: 4/25/19

FILE NO: 08727

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY