Davidson County DEEDWARR
Recvd: 04/17/15 15:25 4 pgs
Fees:23.00 Taxes:740.00
20150417-0034514

WARRANTY DEED

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN.
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of April, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Alnieko Dante Curry	Mortgage Investors Group	071 12 0 223.00
(NAME)	(NAME)	
724 Oneida Avenue	8320 E. Walker Springs Ln #200	
(ADDRESS)	(ADDRESS)	
TN Nashville 37207	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thousand And No/100 Dollars ($200,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Daniel T. Hughes**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alnieko Dante Curry**, 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:

(c3) unmarried

Being Lot No. 150 on the Plan of Victory Heights, of record in Book 1130, Page 97, Register's Office for said County.

Said Lot No. 150, which is a corner lot, fronts 40 feet as per Plat, 34 feet more or less by field measurement on the southerly margin of Oneida Avenue and fronts 125 feet on the westerly margin of Rosedale Avenue, said frontages being joined by a curve having a length of 39.27 feet, and extends back 150 feet on the westerly line and 60 feet on the southerly line to a point of intersection.

Being the same property conveyed to Cecil K. Butts and wife, Margaret Butts as to a 2/3 undivided interest and Walter C. Butts as to 1/3 undivided interest by Warranty Deed from Barbara J. Minchey and Margaret Honeycutt dated January 29, 1988 and recorded February 3, 1988 in Book 7462, page 68, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cecil K. Butts and wife, Margaret Butts by Quitclaim Deed from Cecil K. Butts and wife, Margaret Butts as to a 2/3 undivided interest and Walter C. Butts (now deceased) as to 1/3 undivided interest dated April 25, 2002 and recorded May 1, 2002 as Instrument No. 20020501-0053439, in said Register's Office for Davidson County, Tennessee.

File Number: GRN-150330

Being the same property conveyed to American Consulting Corp., by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee dated December 5, 2014 and recorded December 15, 2014 as Instrument No. 20141215-0114662 pursuant to a foreclosed Deed of Trust dated April 25, 2002 and recorded May 1, 2002 as Instrument No. 20020501-0053440 by Cecil K. Butts and Margaret Butts, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Braswell by Quitclaim Deed from American Consulting Corp dated December 16, 2014 and recorded December 16, 2014 as Instrument No. 20141216-0115066, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Daniel T. Hughes, unmarried by Warranty Deed from Robert Braswell, unmarried dated December 19, 2014 and recorded December 23, 2014 as Instrument No. 20141223-0117637, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 724 Oneida Avenue, Nashville, TN 37207

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, has 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 our hands this 14 day of April 2015.

Daniel T Hughes

Daniel T. Hughes

File Number: GRN-150330

STATE OF ~~TENNESSEE~~ CA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Daniel T. Hughesthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

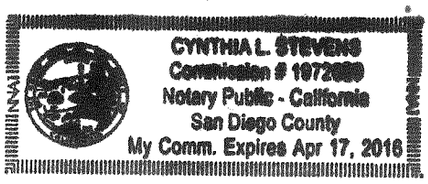
Witness my hand and official seal, this the 14th of April, 2015.

Cynthia L Stevens

Notary Public

My Commission Expires: 4-17-16

(SEAL)



(also see acknowledgement on next page)

File Number: GRN-150330

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego)

On April 14, 2015 before me, Cynthia L. Stevens, Notary Public,
(insert name and title of the officer)

personally appeared Daniel J. Hughes,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

CYNTHIA L. STEVENS
Commission # 1972689
Notary Public - California
San Diego County
My Comm. Expires Apr 17, 2016

WITNESS my hand and official seal.

Signature Cynthia L Stevens (Seal)

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018