PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150035104 DEEDWARR
Recvd: 05/06/15 15:49 2 pgs
Fees:13.00 Taxes:2406.85
20150506-0041547

W & I Ref: (DM) Title No.: 57389
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
David B. Drake 1409 Ashwood Avenue Nashville, TN 37212	Mortgage Investors Group 8320 E. Walker Springs Lane, #300 Knoxville TN 37923

TAX MAP PARCEL NUMBERS: 10513005900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$650,499.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John B. Buntin and Melinda B. Buntin, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **David B. Drake, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 37 on the Plan of Belmont Land Co's Plan of record in Plat Book 421, page 34, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 37 fronts 50 feet on the South side of Ashwood Avenue and runs back between parallel lines, along the East margin of 15th Avenue South, formerly Washington Street, 169 feet to an alley.

Being the same property conveyed to John B. Buntin and wife, Melinda B. Buntin, by Warranty Deed from Kathryn Williams, unmarried, dated July 12, 2013 and recorded on July 25, 2013, of record in Inst. No. 20130725-0076963, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

Subject to taxes for 2015 and subsequent years; All matters shown on the Plan of record in Book 421, page 34 said Register's Office. Further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property, known as 1409 Ashwood Avenue, Nashville, TN 37212

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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 FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 5th day of May, 2015.

John B. Buntin

Melinda B. Buntin

State of Tennessee

County of Davidson

On this 5th day of May, 2015, before me the undersigned authority, personally appeared John B. Buntin and Melinda B. Buntin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $650,499.00.

Affiant

Sworn and subscribed before me this 5th day of May, 2015.

Notary

My Commission Expires: 8/23/2016

AMANDA VAUGHN
Notary Public
State of Tennessee
DAVIDSON COUNTY