BILL GARRETT, Davidson County
Trans:T20150040034 DEEDWARR
Recvd: 05/22/15 11:19 2 pgs
Fees:13.00 Taxes:888.00
20150522-0047451

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0713

Record & return
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of May, 2015

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
Commission Expires: 3/25/18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Christopher Hawkins 6424 Thunderbirrd Drive Nashville, TN 37209	~~NEW OWNER~~ MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS DR. STE 200 KNOXVILLE TN 37923	090-16-0-251.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

JJ & T Realty, LLC

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Christopher Hawkins, unmarried

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:

LAND in Davidson County, Tennessee, being Lot No. 529 on the Plan of Charlotte Park, Section Eight, of record in Book 2900, Pages 45 and 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 529 fronts 64.00 feet on the northwesterly margin of Thunderbird Drive and extends back 139.30 feet on the southwesterly line and 135.80 feet on the northeasterly line to a dead line in the rear, measuring 91.00 feet thereon.

BEING the same property conveyed to JJ & T Realty by Warranty Deed from Jeff Branson, married (joined by his wife, Angela Branson), dated 3/25/15 and recorded 3/30/15 in Instrument Number 20150330-0027379; and the same property previously conveyed to Jeff Branson, unmarried, by Warranty Deed from Claytie M. Dilworth, unmarried, dated 11/27/91 and recorded 12/2/91 in Book 8497, Page 165, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6424 Thunderbirrd Drive, Nashville, TN 37209.

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 so covenant with the said GRANTEES that we 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; 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of May, 2015.

JJ & T Realty

By: _____

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared J. T. Frazier with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Manager of J J & T Realty, LLC, the within named bargainor, a limited liability company, and that he/she as such Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself/herself as Manager.

Witness my hand and official seal at office this 21st day of May, 2015.

_____
Notary Public

Commission Expiration: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY