WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150040364 DEEDWARR
Recvd: 05/26/15 09:53 2 pgs
Fees: 13.00 Taxes: 980.50
20150526-0047871

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,000.00.

Affiant

Subscribed and sworn to me on May 21, 2015.

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28550SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brendon Pierson, III and Ashlyn Karan 2225 Pennington Ave. Nashville, TN 37216	Mortgage Investors Group 8320 East Walker Springs Lane, 200 Knoxville, TN 37923	072-11-022

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John Olaf Haberman and Victoria Haberman, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Brendon Pierson, III and Ashlyn Karan, both unmarried as tenants in common with rights of survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 43 on the Plan of W. J. Myers Subdivision, of certain lots in Maxey's Addition to Brownsville, as of record in Book 332, page 66, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 43 fronts 50 feet on the Easterly side of Pennington Avenue and extends back between parallel lines 150 feet to an alley.
>
> Being the same property conveyed to John Olaf Haberman, a single man by Warranty Deed from Jeremy Bockman of record as Instrument No. 20130828-0090740, Register's Office for Davidson County, Tennessee.
>
> The conveyance of the above-described parcel of land is subject to the following:
>
> 1. 2015 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).

This property is also known as improved property located at 2225 Pennington Avenue, 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 and assigns,

GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 my/our hand(s) this 21, day of May, 2015.

John Olaf Haberman

Victoria Haberman

STATE OF TENNESSEE, COUNTY OF DAVIDSON

On May 21, 2015, before me personally appeared John Olaf Haberman and Victoria Haberman 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 that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on May 21, 2015.

NOTARY PUBLIC

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE