WARRANTY DEED

2015-238

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd day of May, 2015.

Notary Public

(Affix Seal)
My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew Raffa 1727 Heiman Street Nashville, TN 37208	Mortgage Investors Group 8320 East Walker Springs Lane, #200 Knoxville, TN 37923	081.15-0-425.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the **receipt of which is hereby acknowledged, I/we, Randall L. Craft, unmarried,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Matthew Raffa, an unmarried man**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 1727 Heiman Street, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Being the Easterly 26 feet of Lot No. 4, and the Westerly 14 feet of Lot No. 5, Harding Addition, a plan of which is of record in Book 21, Page 18, Register's Office for said County. Said parts of Lots 4 and 5 adjoin and together front 40 feet on the Southerly side of Heiman Street, and run back between parallel lines 152 feet, more or less, to an alley.

Being the same property conveyed to Randall L. Craft from Angie Kilgore by Warranty Deed dated September 24, 2014 and recorded September 25,2014 in Instrument Number 201409250088421, Register's Office for Davidson, Tennessee. Further conveyed on September 24, 2014 Instrument Number 200911030101620, said Register's Office.

( ) unimproved
This is (X) improved property know as 1727 Heiman, Nashville, TN 37208.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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.

BILL GARRETT, Davidson County
Trans:T20150041224 DEEDWARR
Recvd: 05/28/15 09:53 2 pgs
Fees:13.00 Taxes:517.63
20150528-0049008

This conveyance is subject to:

Any and all existing easements and restrictions as shown of record not stated herein

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 18, Register's Office for Davidson County, Tennessee.

Witness my/our hand(s) this 22nd day of May, 2015

Randall L. Craft

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Randall L. Craft, 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 Williamson, Tennessee, this 22nd day of May, 2015.

Notary Public
My Commission Expires: 6-28-2015

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY