# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150043163 DEEDWARR
Recvd: 06/02/15 15:42 2 pgs
Fees:13.00 Taxes:906.50
20150602-0051409

R-SN-15-1507

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Amit Kalra** | **Mortgage Investors Group** | |
| (NAME) **1507 Golf Street** | (NAME) **8320 East Walker Springs Lane** | **072-04-0-172.00** |
| (ADDRESS) **Nashville, TN 37216** | (ADDRESS) **Knoxville, TN 37923** | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **HALEY JO DEVLIN, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **AMIT KALRA, MARRIED,** 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:

Land in Davidson County, Tennessee, being the southerly 30.0 feet of the westerly part of Lot No. 9 and the northerly 40.0 feet of the westerly part of Lot No. 10, Block A on the Plan of Inglewood Terrace of record in Plat Book 1130, Page 1, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Robert Scott Amsbary by Warranty deed from Robert T. Sehl, an unmarried man of record in Instrument No. 20070927-0115080 Register's Office for Davidson County, Tennessee, dated September 27, 2007 and recorded on September 27, 2007.

Being the same property conveyed to Haley Jo Devlin by Warranty deed from Robert Scott Amsbary, unmarried of record in Instrument No. 20140114-0003728 Register's Office for Davidson County, Tennessee, dated January 10, 2014 and recorded on January 14, 2014.

Said property was never occupied as grantor's marital residence.

This conveyance is subject to:
- Taxes for the year 2015.
- Plan of record in Plat Book 1130, Page 1, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1507 Golf Street , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th DAY OF MAY, 2015.

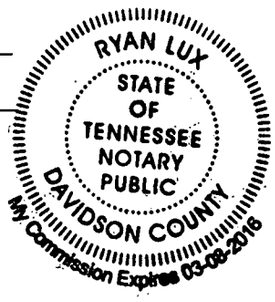
Haley Jo Devlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HALEY JO DEVLIN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)




**RETURN TO:**
Rudy Title and Escrow, LLC
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Nashville, TN 37212