BILL GARRETT, Davidson County
Trans:T20150043647 DEEDWARR
Recvd: 06/03/15 15:25 2 pgs
Fees:13.00 Taxes:872.83
20150603-0051990

WARRANTY DEED

ANNE MARIE CHANDLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,900.00

Carla L. W. Dodd
Affiant

Subscribed and sworn to before me, this 29TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura V. Horner, an unmarried woman and Mary T. Pearse and Felix Bloch, wife and husband	Mortgage Investors Group	06110017800
	(NAME)	
1018 Horseshoe Drive	8320 East Walker Springs Lane, Ste. 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JoAnn Riddle, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Laura V. Horner, an unmarried woman and Mary T. Pearse and Felix Bloch, wife and husband, hereinafter called the Grantees, 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 LOT NO. 10 ON THE PLAN OF LOCUST GROVE ESTATES OF RECORD IN PLAT BOOK 1424, PAGE 11, 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 DONALD V. RIDDLE AND WIFE, JO ANN GREEN RIDDLE, BY INSTALLMENT DEED FROM CHARLES A. YANCEY AND WIFE, ELIZABETH R. YANCEY, OF RECORD IN BOOK 4496, PAGE 853, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING FURTHER CONVEYED TO JOANN RIDDLE BY QUITCLAIM DEED FROM DONALD V. RIDDLE, OF RECORD IN BOOK 8616, PAGE 390, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1018 Horseshoe Drive, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 29th day of May, 2015.

WARRANTY DEED
(Continued)

Jo Ann Riddle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 29th day of May, 2015.

Notary Public

My Commission Expires: 11-3-15

MARY BIRTHRIGHT
STATE
{ SEAL }
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072