BILL GARRETT, Davidson County
Trans:T20150044257 DEEDWARR
Recvd: 06/05/15 09:29 2 pgs
Fees:13.00 Taxes:1853.70
20150605-0052718

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $501,000.00.

Affiant

Subscribed and sworn before me this the 28th day of May, 2015.

Notary Public
My commission expires: 3/7/17

SHAUNA DANIELS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Wyatt 411A N. 16th St. Nashville, TN 37206	Mortgage Investors Group 8320 East Walker Springs Lane #200 Knoxville, TN 37923	083-10-0458.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RAMIRO ROLDAN, JR AND SONYA ROLDAN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID WYATT AND WIFE, APRIL WYATT, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat Revised Lots 253, 254 & 255 McEwen Place of record in Plat at Instrument No. 20110902-0068250, 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 Ramiro Roldan, Jr, an unmarried man by Warranty deed from Woodland Street Partners, LLC., a Tennessee Limited Liability Company of record in Instrument No. 20120210-0012222 Register's Office for Davidson County, Tennessee, dated February 10, 2012 and recorded on February 10, 2012.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 411A N 16th St., Nashville, TN 37206.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of May, 2015.

Ramiro Roldan, Jr

Sonya Roldan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ramiro Roldan, Jr and Sonya Roldan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 9/10/18

Notary Public

