WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150044903 DEEDWARR
Recvd: 06/08/15 13:43 2 pgs
Fees:13.00 Taxes:741.85

20150608-0053552

Record & Return:
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of June, 2015

Notary Public

MY COMMISSION EXPIRES 7/2/2018 (AFFIX SEAL)

ROSEMARY HOLST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Taylor Deboard	MORTGAGE INVESTORS GROUP	**Map 71-8**
(NAME)	(NAME)	
511 Wesley Avenue	8320 EAST WALKER SPRINGS LN	**Parcel 197.00**
(ADDRESS)	STE 200 (ADDRESS)	
Nashville, TN 37207	KNOXVILLE TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Rebecca A Drolen and Jared M Mackinnon, wife, and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Taylor Deboard an unmarried man,** hereinafter called the GRANTEES, their heirs and assigns, a 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. 68 on the Plan of section one, Joywood heights, of record in Book 1130, page 91, Registers Office for said county.

Said Lot No. 68 fronts 60 feet on the north side of Wesley Avenue and extends back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Rebecca A. Drolen and Jared M. Mackinnon by Warranty Deed from Sneaky Ninja, Inc. a Tennessee Corporation, filed for record on September 3, 2013 as Instrument No. 20130903-0092301, Register's Office for Davidson County.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2015 real property taxes have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 1130, page 91, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 511 Wesley Avenue, Nashville, TN 37207
(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 hands this 4th day of June, 2015.

Rebecca A Drolen

Jared M Mackinnon

State of Tennessee
County of Davidson

Personally appeared before me Rebecca A Drolen and Jared M Mackinnon, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 4th day of June, 2015.

Notary Public

My Commission Expires: 3/6/2018

File No.: 50115127

