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 $319,000.00.

Affiant

Subscribed and sworn before me this the 26th day of June, 2015.

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20150051749 DEEDWARR
Recvd: 06/29/15 09:06 2 pgs
Fees: 13.00 Taxes: 1180.30

20150629-0062001

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jason A. Morant	Mortgage Investors Group	061-16-0-200.00 & 061-16-0-363.00
1411 Ordway Place Nashville, TN 37206	8320 East Walker Springs Lane Knoxville, TN 37923	

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, GEOFFREY WOODMAN AND ASHLEIGH M. MAXCEY, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JASON A. MORANT AND BRIANNA MORANT, HUSBAND AND WIFE, 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:

Lot I
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 44, Kennedy & Graves Subdivision of Blocks C & D Monte Vista, of record in Plat Book 5190, Page 518, 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 a portion of the same property conveyed to Geoffrey Woodman, a single man by Quitclaim deed from Geoffrey Woodman, a single man and Jennifer St. Clair, a single woman, who incorrectly took title as husband and wife of record in Instrument No. 20130405-0033847 Register's Office for Davidson County, Tennessee, dated April 03, 2013 and recorded on April 05, 2013.

Lot II

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lot 44 Kennedy and Graves subd. of Blocks C and D Monte vista of record in Plat Book 5190, Page 518, 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 a portion of the same property conveyed to Geoffrey Woodman, a single man by Quit Claim deed from Geoffrey woodman, a single man and Jennifer st. Clair, a single woman, who incorrectly took title as husband and wife of record in Instrument No. 20130405-0033847 Register's Office for Davidson County, Tennessee, dated April 03, 2013 and recorded on April 05, 2013.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1308 McAlpine Ave, Nashville, TN 37216 & 1310 McAlpine Ave., Nashville, TN 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 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 26th day of June, 2015.

Geoffrey Woodman

Ashleigh M. Maxcey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Geoffrey Woodman and Ashleigh M. Maxcey, 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 26th day of June, 2015.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY