WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150052513 DEEDWARR
Recvd: 06/30/15 12:45 2 pgs
Fees:13.00 Taxes:706.70
20150630-0063041

STEPHANIE MCPEAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $191,000.00.

Affiant

Subscribed and sworn to before me this 25th day of June, 2015.

Notary Public
My Commission expires: January 11, 2017
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Matthew Allen	Mortgage Investors Group	106-16-0-020.00
908 Crownhill Drive	8320 East Walker Springs Lane Suite 200	
Nashville, TN 37217	Knoxville, TN 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Melanie H. Ladd, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Matthew Allen, an unmarried man,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 71 on the plan of Hill-N-Dale Acres, of record in Book 2900, page 33, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 100 feet on the easterly side of Crown Hill Drive and runs back 167.5 feet on the north line and 150 feet on the south line to a dead line in the rear on which ot measures 107.0 feet.

Being the same property conveyed to Joseph V. Ladd, II and Melanie H. Ladd, by deed from Secretary of Housing and Urban Development, of Washington, D.C., on November 3, 2003, of record in Instrument Number 20131119-0169013, Register's Office for Davidson County, Tennessee. The said Joseph V. Ladd, II having died leaving property to Melanie H. Ladd by right of survivorship.

Oath is made that Joseph V. Ladd, II and Melanie H. Ladd were husband and and wife at the time of said conveyance into them and remained husband and wife, without intervening divorce, until the death of Joseph V. Ladd, II on March 22, 2012, thereby vesting title to the within described property in Melanie H. Ladd, as surviving tenant by the entirety.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 2900, page 33, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 2959, page 213; and Book 4206, page 106, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4236, page 208, Register's Office for Davidson County, Tennessee.

This is improved property known as: **908 Crownhill Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 25, 2015.

Melanie H. Ladd

Melanie H. Ladd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Melanie H. Ladd** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 25, 2015

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY