Davidson County DEEDWARR Recvd: 07/20/15 13:33 3 pgs Fees:18.00 Taxes:892.44 **20150720-0070675**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,200.00 Affiant Subscribed and sworn to before me, this 16th DAY OF July, 2015. Notary Public MY COMMISSION EXPIRES: 10-11-15 (AFFIX SEAL)
WARRANTY DEED KPG15-0122	
THIS INSTRUMENT WAS PREPARED BY Homeland Title, LLC 1896 General George Patton Drive Franklin, TN 37067	

LAURA D. PERRY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph J. Hudak	Mortgage Investors Group	
122 Gordon Terrace	(NAME) 8320 East Walker Springs Lane	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Knoxville, TN 37923	071-04-0-128.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LAWANNA EDWARDS, AN UNMARRIED WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSEPH J. HUDAK, *hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

*unmarried person

Land in Davidson County, Tennessee, being Lot No. 30-A on the Plan of Resubdivision of Lots 24, 26, 28 & 30 of The John L. Gordon Subdivision of record in Plat Book 8250, Page 272, 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 John T. Bottom, Jr. by Warranty deed from Jean H. Mosley of record in Book 9292, page 163, Register's Office for Davidson County, Tennessee, dated March 25, 1994 and recorded on March 28, 1994.

Being the same property conveyed to Andrew B. Gibson, Jr. and Anna Fredrick Ringemann in their capacity as Co-Executors of the Estate of James D. Stevens by Quitclaim deed from John T. Bottom, Jr., of record in Instrument No. 20141223-0117661 Register's Office for Davidson County, Tennessee, dated December 22, 2014 and recorded on December 23, 2014.

Being the same property conveyed to Lawanna Edwards, an unmarried woman by Warranty deed from Andrew B. Gibson, Jr. and Anna Fredrick Ringemann in their capacity as Co-Executors of the Estate of James D. Stevens of record in Instrument No. 20141223-0117662 Register's Office for Davidson County, Tennessee, dated December 19, 2014 and recorded on December 23, 2014.

Grantor has never occupied the said property.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 8250, Page 272, Book 4154, Page 31, Register's Office for Davidson County, Tennessee.

unimproved ( )

This is improved (X) property, known as 122 Gordon Terrace, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 16th day of July, 2015.

Lawanna Edwards

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th day of July, 2015, before me personally appeared Lawanna Edwards, an unmarried woman to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th day of July, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/20/18

