WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150062213 DEEDWARR
Recvd: 07/29/15 10:34 2 pgs
Fees:13.00 Taxes:795.50
20150729-0074660

G-BR-15-01110

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Cherylann Stephens and Steven Ford	**Mortgage Investors Group**	
(NAME)	(NAME)	
1110 N 14th St	**8320 East Walker Springs Lane**	**083-01-0-323.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Knoxville, TN 37923**	
(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, I/we **SHANE DUSTIN SMITH, UNMARRIED AND NICK LOWRY, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHERYLANN STEPHENS AND STEVEN FORD, WIFE AND HUSBAND,** 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:

Land in Davidson County, Tennessee, being the Southerly 50 feet front and 47.7 feet rear of Lot No. 5 on the Plan of Greenway, of record in Plat Book 421, Page 110, in the Register's Office for Davidson County, Tennessee.

Said part of Lot No. 5 fronts 50 feet on the Westerly side of North 14th Street and runs back between lines 267.15 feet, more or less, on the Northerly line and 268.5 feet on the Southerly line along the Northerly margin of an alley to another alley in the rear in which it measured 47.7 feet.

Being the same property conveyed to Emily J. McGarvey, as a married woman by Quit-Claim deed from Emily J. McGarvey f/k/a Emily J. Derousse and Nathan Samuel McGarvey, wife and husband of record in Instrument No. 20121108-0103090 Register's Office for Davidson County, Tennessee, dated November 02, 2012 and recorded on November 08, 2012.

Being the same property conveyed to Shane Dustin Smith and Nick Lowry, tenants in common by Warranty deed from Emily J, McGarvey and Nathan S. McGarvey, wife and husband of record in Instrument No. 20150326-0026029 Register's Office for Davidson County, Tennessee, dated March 25, 2015 and recorded on March 26, 2015. Said property is not and has never been the primary marital residence of Nick Lowry.

This conveyance is subject to:
- Taxes for the year 2015 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 110, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1110 N 14th St, Nashville, Tennessee 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 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 the 24th DAY OF JULY, 2015.

Shane Dustin Smith

Nick Lowry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANE DUSTIN SMITH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NICK LOWRY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2015.

Notary Public
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212