Warranty Deed

BILL GARRETT, Davidson County Trans:T20150074636 DEEDWARR Recvd: 09/02/15 08:15 2 pgs Fees:13.00 Taxes:795.50 20150902-0089068	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $215,000.00. Kylen E. Sharpe Affiant Subscribed and sworn to before me, this the 28th day of August, 2015. Notary Public My commission expires: 3/6/18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kylen Sharpe	Mortgage Investors Group	
2245 Burbank Avenue	8320 East Walker Springs Ln	119-01-0-304.00
Nashville, TN 37210	Suite 200 Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **H. D. MURPHY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KYLEN E. SHARPE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the Northerly 75 feet of Lot Nos. 106, 107 and 108, in the Subdivision of Overhill City Land Company and W. H. Fox, as shown on plat of record in Plat Book 332, page 21, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Being at a point in the Easterly boundary of Burbank Avenue, said point being 75 feet North of the intersection of Burbank Avenue and Oriel Street; thence following the Easterly boundary of Burbank Avenue in a Northerly direction 75 feet to the Southerly margin of an alley; thence, following the Southerly boundary of said alley in a Westerly direction a distance of 155 feet to a point; thence in a Southerly direction parallel to Burbank Avenue, a distance of 75 feet to a point; thence in a Easterly direction a distance of 155 feet to the beginning.

Being the same property conveyed to H. D. Murphy, unmarried by Warranty deed from Matthew F. Strader, unmarried of record in Instrument No. 20060301-0023693 Register's Office for Davidson County, Tennessee, dated February 15, 2006 and recorded on March 01, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2245 Burbank Avenue, Nashville, TN 37210.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 28th day of August, 2015.

H. D. Murphy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 28th day of August, 2015.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Notary Public