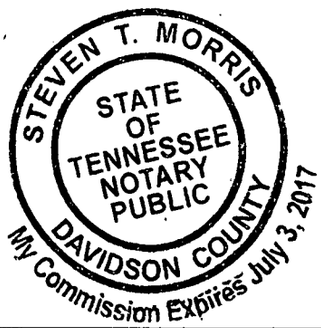
BILL GARRETT, Davidson County
Trans:T20150084781 DEEDWARR
Recvd: 10/05/15 15:52 2 pgs
Fees:13.00 Taxes:1629.85
20151005-0101388

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $440,500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2015.

Notary Public

My commission expires: 7-3-17

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

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Nima Hayati	MORTGAGE INVESTORS GROUP	
1723A 3rd Avenue North	8320 E. WALKER SPR LN	082-05-0O-001.00-CO
Nashville, TN 37208	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, **RACHEL BETH HEITZER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NIMA HAYATI, 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 Unit A of Homes at 1723 3rd Avenue North, a Horizontal Property Regime with Private Elements established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141010-0094339, 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 part of the same property previously conveyed to Thelma L. Glenn by deed from Mabel Martin Hopwood of record in Book 5783, page 770, Register's Office for Davidson County, Tennessee, dated August 18, 1981 and recorded on August 18, 1981. Final Decree Confirming Sale dated May 1, 2012 conveying property from The Metropolitan Government of Nashville and Davidson County in its own capacity and for the use and benefit of The State of Tennessee to Mohamoud Dahir of record in Instrument No. 20121127-0108856, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to William Brandon Plunkett, a married man by Warranty Deed from Mohamoud Dahir, a married man of record in Instrument No. 20141010-0094338 Register's Office for Davidson County, Tennessee, dated October 8, 2014 and recorded on October 10, 2014.

Being the same property conveyed to Rachel Beth Heitzer, an unmarried woman by Warranty deed from William Brandon Plunkett, a married man of record in Instrument No. 20150506-0041529 Register's Office for Davidson County, Tennessee, dated April 30, 2015 and recorded on May 06, 2015.

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 1723A 3rd Avenue North, Nashville, TN 37208.

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 30th day of September, 2015.

Rachel Beth Heitzer

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 Rachel Beth Heitzer, 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 30th day of September, 2015.

Notary Public

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 201-