WARRANTY DEED

KPG15-0622

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF October, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/20/18

(AFFIX SEAL)

PAMELA JO SMITHSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua I. Goldman	Mortgage Investors Group	
622 Shelby Avenue	8320 East Walker Springs Lane	
Nashville, TN 37206	Knoxville, TN 37923	093-04-0-043.00
(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 KEVIN LEE CHRISTIAN AND WIFE, Courtney Jo Terrell, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JOSHUA I. GOLDMAN, 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 Lot No. 156 on the Plan of Williams Second Addition to Edgefield, now East Nashville of record in Plat Book 21, Page 60, 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 Kevin Lee Christian by Quitclaim deed from Kara Nicole Christian of record in Instrument No. 20100219-0013006 Register's Office for Davidson County, Tennessee, dated January 21, 2010 and recorded on February 19, 2010.

Courtney Jo Terrell, spouse of Kevin Lee Christian, joins in this conveyance for the sole purpose of conveying any marital interst she may have in 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 21, Page 60, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 622 Shelby Avenue, Nashville, Tennessee 37206
(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 7th day of October, 2015.

Kevin Lee Christian

Courtney Jo Terrell

Davidson County DEEDWARR
Recvd: 10/08/15 15:53 3 pgs
Fees:18.00 Taxes:1424.50
20151008-0102941

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of October, 2015, before me personally appeared Kevin Lee Christian and wife, Courtney Jo Terrell 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 7th day of October, 2015.

Notary Public

My Commission Expires: 10.11.15

(SEAL)

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

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

True Copy Certification

I, Cari Mule', 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, Cassie Lovvorn, a notary public for this county and state, Cari Mule', 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: 03/3/19

