BILL GARRETT, Davidson County
Trans:T20150089139 DEEDWARR
Recvd: 10/20/15 10:58 2 pgs
Fees:13.00 Taxes:357.05

20151020-0106465

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $96,500.00. Affiant Subscribed and sworn to before me, this 16th day of October, 2015. Notary Public My Commission Expires: Jan. 9th 2019

ANNA F. RINGEMANN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Address New Owner As Follows: Beverly Wilson and Roger Adamson 4202 Kirkland Road Nashville, TN 37215	Send Tax Bills To: Mortgage Investors Group 8320 East Walker Springs Ln Knoxville, TN 37923	Map-Parcel Number: 09202041200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AEOLIAN E. LOCKERT, JR., unmarried,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BEVERLY WILSON and ROGER ADAMSON, both unmarried,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being lot numbered ninety five (95) of block No. 8 in the subdivision of the Heffernan Place, a plan of which is of record in Book 161, Page 138 of the Register s Office for Davidson County, Tennessee.

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Said lot No. 95 fronts fifty feet on the south side of Alameda Street and runs back southerly between parallel lines, 140 feet to a fifteen foot alley.

Being the same property conveyed to Aeolian E. Lockert and wife, Ophelia E. Lockert, by deed from Bransford Realty Company, of record in Book 694, page 288, dated February 20, 1929, said Register's Office. Then being further conveyed to Aeolian E. Lockert, Jr., by Quitclaim Deed from Ophelia E. Lockert, of record in Book 8032, page 584, dated January 25, 1990, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, which have been paid by Grantor. By acceptance of delivery of this instrument, Grantees assume and agree to pay future taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 161, page 138, said Register's Office.

This is improved property known as: **2417 Alameda Street, 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that they 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 further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16th day of October, 2015.

Aeolian E. Lockert, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aeolian E. Lockert, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of October, 2015

(Seal)
ANNA F. RINGEMANN
NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: Jan 9th 2016

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