WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150089987 DEEDWARR
Recvd: 10/22/15 09:19 2 pgs
Fees: 13.00 Taxes: 1376.40

20151022-0107429

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 6/18/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Blake Daniels	Mortgage Investors Group	082-03-0-356.00
(NAME)	(NAME)	
1017 Stainback Avenue	8320 East Walker Springs Lane	
(ADDRESS)	#200 (ADDRESS)	
Nashville, TN 37207	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Duke & Duke, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Blake Daniels and Katherine Daniels, husband and wife,** HEREINAFTER CALLED THE GRANTEES, 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 Lot No. 68 in Sharpe and Horns First Addition to the Northeast Nashville, as of record in Book 57, Page 152, Register's Office for said County.

Said Lot fronts 50 feet on the Easterly side of Stainback Ave. and runs back between parallel lines 153 feet to an alley.

Being the same property conveyed to Duke & Duke, LLC by Quitclaim Deed of record in Instrument Number 20141119-0106644. Also being the same property conveyed to Bryan D. Spicer by deed from McCurdy & Candler TN, LLC fka MCC TN, LLC as Substitute Trustee for the The Bank of New York Mellon, F/k/a The Bank of New York, as Trustee for Bear Stearns Asset Baked Securities Trust 2007-1, of record in Instrument Number 20140513-0040953, Register's office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2015, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 57, page 152; Easement for Sanitary Sewer/Storm Drainage, of record in Book 4479, page 626; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1017 Stainback Avenue, Nashville, TN 37207

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 16th day of October, 2015.

DUKE & DUKE, LLC

By: Bryan D. Spicer
Its: Chief Manager

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Chief Manager of Duke & Duke, LLC and that he as such Chief Manager executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Chief Manager.

WITNESS my hand and official at Franklin, Tennessee, seal this 16th day of October, 2015.

Notary Public
My Commission Expires: _____

File No.: 21567

