WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150092420 DEEDWARR
Recvd: 10/30/15 08:59 2 pgs
Fees: 13.00 Taxes: 937.95
20151030-0110383

P-BR-15-705-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ~~ME~~ THIS THE 28th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Christopher Mason	~~New Owner~~ Mortgage Investors Group	
(NAME)	(NAME)	
705 South 13th St	8320 East Walker Springs Lane	**94-1-206.00**
(ADDRESS)	(ADDRESS) Suite 200	
Nashville, TN 37206	Knoxville, TN 37923	
(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, I/we **SHARON B. TILLMAN, RUSSANNE L. BUCHI-FOTRE' AND ERNEST RUSSELL BUCHI, JR., AS TRUSTEES OF THE KEBU TRUST AND SHARON B. TILLMAN, LANELL B. PADGETT, RUSSANNE L. BUCHI-FOTRE' AND ERNEST RUSSELL BUCHI, JR., AS CO-TRUSTEES OF THE SEASCAPE TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTOPHER MASON, AN UNMARRIED MAN,** 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. 158 on the Map of Payne, Blakemore & Cummings Addition to Nashville, of record in Book 57, Page 70, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from James A. Tillman, Successor Trustee of the Restated Revocable Trust of E. R. Buchi, Sr., dated October 27, 1998, as established under the Will of E. R. Buchi, Sr. to Sharon B. Tillman, Russanne L. Buchi-Fotre' and Ernest Russell Buchi, Jr., as Trustees of the Kebu Trust, an undivided one-half (1/2) interest and Sharon B. Tillman, Lanell B. Padgett, Russanne L. Buchi-Fotre' and Ernest Russell Buchi, Jr., as Co-Trustees of the Seascape Trust, an undivided one-half (1/2) interest, as recorded on the 22nd day of December, 2000 in Instrument No. 20001222-0125672 and Warranty Deed from Carolyn Duke Phillips, unmarried to Erban Realty Company, as recorded on the 1st day of April, 1992 in Deed Book 8589, Page 568, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PAYNE, BLAKEMORE & CUMMINGS ADDITION TO NASHVILLE, as recorded in Plat Book 57, Page(s) 70, Register's Office of Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **705 South 13th St, Nashville, Tennessee 37206**.

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 the 28th DAY OF OCTOBER, 2015.

The Kebu Trust

BY: _____
Sharon B. Tillman, Trustee

BY: _____
Russanne L. Buchi-Fotre', Trustee

BY: _____
Ernest Russell Buchi, Jr., Trustee

The Seascape Trust

BY: _____
Sharon B. Tillman, Trustee

BY: _____
Lanell B. Padgett, Trustee

BY: _____
Russanne L. Buchi-Fotre', Trustee

BY: _____
Ernest Russell Buchi, Jr., Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon B. Tillman, Russanne L. Buchi-Fotre' and Ernest Russell Buchi, Jr., as Trustees of the Kebu Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th day of October, 2015.

_____
Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-6-18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sharon B. Tillman, Lanell B. Padgett, Russanne L. Buchi-Fotre' and Ernest Russell Buchi, Jr., as Trustees of the Seascape Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 28th day of October, 2015.

_____
Notary Public

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3-6-18

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212