Mail to:
BANKERS TITLE
2 Cadillac Drive
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150092520 DEEDWARR
Recvd: 10/30/15 10:36 2 pgs
Fees:13.00 Taxes:555.00
20151030-0110514

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$150,000.00** (One Hundred Fifty Thousand).

AFFIANT

Subscribed to and sworn before me this 28th day of ~~October~~, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES: 8.17.19 (NOTARY SEAL)

RENNA ANN WATERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Matthew D. Heck and Bonnie E. Draina 2301 Modena Drive Nashville, TN 37214	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	08411017500

WARRANTY DEED

FOR AND IN 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, I/WE, **LAURA H. CLARK, UNMARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MATTHEW D. HECK AND BONNIE E. DRAINA, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 190 on the Plan of Maplecrest, as of record in Book 1835, pages 27 and 28, in the Register's Office for said County and described as follows:

Said Lot No. 190 begins at a point in the southerly margin of Modena Drive, the common corner of Lots 190 and 191; thence with the line between said lots, southerly 110 feet to a corner of Lot 189; thence with the line between Lots 189 and 190, westerly 120 feet to the easterly margin of Dennywood Drive; thence with the margin of said Drive, northerly 90 feet to the beginning of a curve; thence with said curve, northeasterly 31.42 feet to a point in the south margin of Modena Drive; thence with the margin of said Drive, easterly 100 feet to the beginning.

Being the same property conveyed to Laura H. Clark, unmarried, by Warranty Deed from Robert L. McCullough, Jr., and wife, Helen Sue McCullough of record in Book 11573, page 82, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **2301 MODENA DRIVE** **NASHVILLE, TN 37214**

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

LTSR Number: GTE File: 2015104022

WITNESS, this 28th day of October, 2015

Laura H. Clark

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 28th day of October, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Laura H. Clark** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged she executed the within instrument for the purposed therein contained.

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

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: