Prepared by:

Realty Title & Escrow Company, Inc
3815 Cleghorn Ave, Ste 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of December, 2015.

Notary Public
My commission expires:

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

03-1511-38474

Address of New Owner:	Send Tax Bills to:	Tax Information:
Josh Hurst	MORTGAGE INV. GROUP	069-11-0-017.00
1716 Windover Drive	8320 E. WALKER SPRINGS #200	
Nashville TN 37218	KNOXVILLE, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Derrick W. Dowell, Executor of the Estate of Elnora B. Hansen, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Erin J. Hurst and Joshua D. Hurst, wife and husband**, hereinafter called the Grantees, their successors 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. 17, on the Plan of Gardner's Gold Coast Subdivision, of record in Book 2133, Page 79, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Axel C. Hansen and wife, Elnora B. Hansen by deed from Mary Ethel McKissack Graham, dated February 15, 1962, recorded February 15, 1962, of record in Book 3342, Page 53, Register's Office for Davidson County, Tennessee. Axel C. Hansen having since died survived by his spouse Elnora B. Hansen. Elnora B. Hansen died testate on January 14, 2015. Her estate is currently being administered before the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P-1065. The decedent directed and empowered her Executor to sell the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1716 Windover Drive, Nashville, TN 37218.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20150103757 DEEDWARR
Recvd: 12/08/15 15:13 2 pgs
Fees:13.00 Taxes:925.00
20151208-0123625

WITNESS my hand this 4th day of December, 2015.

Derrick W. Dowell, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Derrick W. Dowell, Executor of the Estate of Elnora B. Hansen, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand in Nashville, TN, this 4th day of December, 2015.

Notary Public
State of Tennessee at Large

M. KEVIN HEFFELMAN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.

My Commission expires: 9/26/2018