BILL GARRETT, Davidson County
Trans:T20150107620 DEEDWARR
Recvd: 12/21/15 14:31 2 pgs
Fees:13.00 Taxes:934.25
20151221-0128116

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Andrew D. Martin & Mackenzie Nicole Martin
3244 Knobview Drive
Nashville, TN 37214

SEND TAX BILL TO:
Mortgage Investors Group
8320 E. Walker Springs Lane
Knoxville, TN 37923

MAP/PARCEL 084160 20000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **The Restoration Team, LLC,** has this day bargained and sold, and does hereby transfer and convey unto **Andrew D. Martin aka Andrew Darran Martin and Mackenzie Nicole Martin, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land being located in the 15th Council District of Davidson County, Tennessee. Also being Parcel No. 200 on Davidson County Tax Map 84-16. The survey shown hereon was surveyed by Dale and Associates, Inc., on January 4, 2011. Being Lot No. 37 on the Plan of Nob Hill, of record in Plat Book 2663, Page 31, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. And being more particularly described by metes and bounds as follows:

Beginning at an iron rod situated in the easterly margin of Knobview Drive, (North=670507.0742, East 1770187.2500) said point also being southwest corner of the Sally Sherman property of record in Will Book 20060803-0094747, R.O.D.C., TN., Thence , leaving said road, North 71 degrees 18 minutes 18 seconds East, a distance of 303.86 feet to an iron rod; Thence South 18 degrees 11 minutes 39 seconds West, a distance of 156.39 feet to a concrete monument; Thence South 62 degrees 51 minutes 30 seconds West, a distance of 199.50 feet to an iron rod situated in the easterly margin of Knobview Drive; Thence, a long said road along a curve to the right, having a central angle of 07 degrees 33 minutes 32 seconds, a radius of 1175.00 feet, a tangent of 77.62 feet, a length of 155.01 feet, and having a chord which bears North 23 degrees 22 minutes 40 seconds West, a distance of 154.90 feet to the point of beginning and containing 0.796 acres or 34,685.743 square feet of land more or less. Survey prepared by Dale & Associates, Inc.

Being the same property conveyed to The Restoration Team, LLC by quitclaim deed from the State of Tennessee of record in Instrument No. 20150709-0066782 Register's Office for Davidson County, Tennessee, dated 07/06/2015 and recorded on 07/09/2015.

This is improved property known as: **3244 Knobview Drive, Nashville, Tennessee 37214.**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2015 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 2663, page 31, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 18th day of December, 2015.

The Restoration Team, LLC

BY: Lillian G. Corazza member
Lillian G. Corazza, Member

BY: Lauren M. Jenkins, member
Lauren M. Jenkins, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lillian G. Corazza and Lauren M. Jenkins, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Member of The Restoration Team, LLC, a limited liability company, and that as such Members, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said company.

WITNESS my hand and official seals at office this 18th day of December, 2015.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $252,500.00.

AFFIANT

Subscribed and sworn to before me this the 18th day of December, 2015.

NOTARY PUBLIC

My Commission Expires: 8/23/16

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File No: 158922