WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150109658 DEEDWARR
Recvd: 12/29/15 14:18 2 pgs
Fees:13.00 Taxes:1461.50
20151229-0130675

P-BR-15-912-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/19

(AFFIX SEAL)

DAVA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Sebastian Koch	**Mortgage Investors Group**	
(NAME) **912 Scovel St**	(NAME) **8320 East Walker Springs Lane, Ste. 200**	**81-16-221.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS) **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 **FLORENE M. JONES, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SEBASTIAN KOCH AND WIFE, PEANGCHAI MAGNER KOCH,** 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:

Being Lot 57 on the plan of Town of McGavock of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee. Said lot fronts 50 feet on the Northerly margin of Scovel Street and extends back 150 feet plus or minus on the Easterly and Westerly lines to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Florene M. Jones by Warranty Deed from Dukes, Dukes & Ledford, a partnership composed of Glenn G. Dukes, Buddy R. Dukes and Thomas E. Ledford, recorded on the 8th day of April, 1987 in Deed Book 7197, Page 254, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 21, Page 23;
- Restrictions - Phillips-Jackson Redevelopment District of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, Regoster's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **912 Scovel St, Nashville, Tennessee 37208**.

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 24th DAY OF DECEMBER, 2015.

Florene M. Jones

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FLORENE M. JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of December, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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