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

This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

L&L# P43-27

BILL GARRETT, Davidson County
Trans:T20160005312 DEEDWARR
Recvd: 01/20/16 13:48 2 pgs
Fees:13.00 Taxes:2035.00
20160120-0005832

ADDRESS NEW OWNER:
Scott Sagen
4310 Dale Avenue
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Investors Group
8320 East Walker Springs Lane
Knoxville, Tennessee 37923

MAP **13205006900**
GROUP
PARCEL

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Randall Leary Jones, Individually and as Executor of the Estate of Deborah J. Reynolds** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Scott Sagen and wife, Mary G. Sagen**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

The following property in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Glendale Park, Section One, of record in Book 1130, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Samuel L. Jones and wife, Lila H. Jones by deed from A. Q. Campbell and wife, Dorothy S. Campbell dated May 31, 1955 and of record in Book 2401, page 349, Registers Office for Davidson County, Tennessee. Lila H. Jones subsequently died, leaving Samuel L. Jones as the surviving tenant by the entirety. Samuel L. Jones conveyed the property to himself and Deborah J. Reynolds by deed dated March 26, 2004 and of record as Instrument Number 20040401-0036834, said Registers Office. Samuel L. Jones, being one and the same person as Samuel Leary Jones, died on November 23, 2009, leaving Deborah J. Reynolds and Randall Leary Jones as the devisees of his will, of record in the file for Docket Number 09P1900, Probate Court Clerks Office for Davidson County, Tennessee. Deborah J. Reynolds died on October 14, 2015, leaving Randall Leary Jones as the devisee of her will, of record in the file for Docket Number 15P1896, said Probate Court Clerks Office. Pursuant to the same will, Randall Leary Jones is also the executor of her estate.

This is improved property known as 4310 Dale Avenue, Nashville, Tennessee 37204. Possession is to be given on January 15, 2016 .

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 and assigns, forever; and,

GRANTOR does covenants with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15th day of January, 2016.

Randall Leary Jones, Individually and as Executor of the Estate of Deborah J. Reynolds

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Randall Leary Jones, Individually and as Executor of the Estate of Deborah J. Reynolds**, the bargainor, 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 for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of January, 2016.

NOTARY PUBLIC

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 8-21-18

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is ~~$~~550,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 8.17.19

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY