This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title and Escrow Co., LLC
230 Glenis Drive, Suite 304, Liberty Square, 615-890-1161
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
Joshua Hudson
1002 9th Avenue North
Nashville, Tennessee 37208

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
MORTGAGE INVESTORS GROUP
8320 E. VALLEY SPRINGS LANE #200
KNOXVILLE, TN 37923

MAP/Parcel No.
82-13-A-10.00

BILL GARRETT, Davidson County
Trans:T20160009118 DEEDWARR
Recvd: 02/02/16 15:28 2 pgs
Fees:13.00 Taxes:1110.00
20160202-0010275

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Brian Tipton, unmarried,** his heirs and assigns, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Joshua Hudson, an unmarried man,** hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being all of **Unit No. C-2, Row 8.9 Condominiums,** as shown on plat of Resubdivision of Lot 1 of the Resubdivision of a portion of Lots No. 5 & 93 of Balch & Whiteside's Addition to Nashville, of record in Instrument No. 20020718-0086526, Register's Office for Davidson County, Tennessee, as described in the Master Deed and By-Laws of record in Instrument No. 20011121-0128062, as amended in Instrument No. 20021212-0153656, and in Instrument No. 20110419-0030186, and in Instrument No. 20151215-0125985, said Register's Office.

Being the same property conveyed to Brian Tipton by Warranty Deed from Metropolitan Development and Housing Agency dated December 31, 2002, appearing of record in Instrument No. 20030110-0004692, Register's Office for Davidson County, Tennessee.

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

This conveyance is further made subject to real property taxes for 2016 and subsequent years.

This is **improved** property known as **1002 9th Avenue North, 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, his heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hand this the **29th day of January, 2016.**

Brian Tipton

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brian Tipton,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 29th day of January, 2016.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 6/19/2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of January, 2016.

NOTARY PUBLIC

My Commission Expires: 8.23.2016

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

File No. 15123896