WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160022493 DEEDWARR
Recvd: 03/18/16 15:11 3 pgs
Fees: 18.00 Taxes: 669.33
20160318-0026089

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

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,900.00

Meredith Maley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of March, 2016

Notary Public

MY COMMISSION EXPIRES: 8-23-2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Noah Johnston	MORTGAGE INVESTORS GROUP	10801005000
(NAME)	(NAME)	
932 Shauna Drive	8320 E. WALKER SPRINGS LN. #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Daniel Deeb and Angela Deeb, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Noah Johnston, an unmarried man,** hereinafter called the GRANTEES, their heirs 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. 5, on the Plan of Malvin Heights, of record in Book 2330, Page 83, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Deeb and Angela Deeb, husband and wife, by Warranty Deed from Myrna Delores Joynes, unmarried, recorded on November 5, 2015, of record in Instrument No. 20151105-0112592, Register's Office for Wilson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 932 Shauna Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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.

Witness my/our hands this 16 day of March, 2016.

Daniel Deeb

Angela Deeb

State of California
County of _____

Personally appeared before me Daniel Deeb and Angela Deeb, with whom I am personally acquainted, and who acknowledged that executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this _____ day of March, 2016.

_____
Notary Public
My Commission Expires: _____

File No.: 11063

See attached notarial certificate

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT
(CALIFORNIA CIVIL CODE § 1189)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On March 16 2016 (*Date*) before me, Michelle Hughes Notary Public (*Here Insert Name and Title of the Officer*)

personally appeared Daniel Deeb angela Deeb,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

MICHELLE HUGHES
Commission # 1988113
Notary Public - California
Los Angeles County
My Comm. Expires Aug 16, 2016

WITNESS my hand and official seal.

Michelle Hughes
Signature of Notary Public

(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Additional Information: _____