THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Tony Thompson
1217 N 6th Street
Nashville, TN 37207
SEND TAX BILLS TO:
MORTGAGE INVESTORS GROUP
8320 E. WALKER SPRINGS LANE #200
KNOXVILLE, TN 37923

WARRANTY DEED
(Map 071 16, Parcel 225)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **ANGEL JIMENEZ and wife, SARAH JIMENEZ**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **TONY THOMPSON, an unmarried man**, hereinafter referred to as "Grantee", his and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being all of Lot No. 177, and the Southerly 15 feet of Lot No. 178 on the Map of Oakwood Park, according to plat and survey of same appearing of record in Plat Book 421, page 12, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.

Said Lot No. 177 and that part of 178 adjoin and front together 45 feet on the Easterly side of North 6th Street, and runs back between parallel lines, 165 feet to an alley.

BEING the same property conveyed to Angel Jimenez, by Warranty Deed from Juan G. Villasenor, dated June 4, 2010, of record in Instrument No. 20100607-0043915, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 421, page 12 and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

BILL GARRETT, Davidson County
Trans:T20160027268 DEEDWARR
Recvd: 04/05/16 08:19 2 pgs
Fees:13.00 Taxes:980.50
20160405-0032141

This is improved property known as 1217 N 6th Street, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2016 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, hisF heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS and signatures on this the 31st day of March, 2016.

ANGEL JIMENEZ

SARAH JIMENEZ

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Angel Jimenez and Sarah Jimenez, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of March, 2016.

Notary Public

My Commission Expires: 8-20-17

(SEAL)

J KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31st day of March, 2016.

Notary Public

My commission expires: 8-20-17

J KASEY TALBOTT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

File No. 20160138