WARRANTY DEED

B-RF-16-3117-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,700.00.

Meredith Mabry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-2016
(AFFIX SEAL)

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

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)
Casey Hill and Erin Hill	MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	**108-08-0-115.00**
3117 East Lake Drive	8320 E. WALKER SPRINGS LN. #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-4210	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRADLEY HOLT APPLEBAUM AND SUSANNAH G. APPLEBAUM, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CASEY HILL AND ERIN HILL, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 78 on the Plan of Revised Final Plat of Section Two of East Lake Subdivision of record in Plat Book 5200, Page 299, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Bradley Holt Applebaum and Susannah G. Applebaum, husband and wife by Warranty deed from Daniel J. Simmons and wife, Jayme J. Simmons of record in Instrument No. 20140729-0067222 Register's Office for Davidson County, Tennessee, dated July 23, 2014 and recorded on July 29, 2014.

This conveyance is subject to:
- Taxes for the year 2016 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 299, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5689, Page 686, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3117 East Lake Drive , Nashville, Tennessee 37214-4210**.

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.

BILL GARRETT, Davidson County
Trans:T20160028458 DEEDWARR
Recvd: 04/07/16 15:05 2 pgs
Fees:13.00 Taxes:513.19
20160407-0033565

Witness my/our hand(s) this the 4th DAY OF APRIL, 2016.

Bradley Holt Applebaum

Susannah G. Applebaum

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADLEY HOLT APPLEBAUM, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of April, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSANNAH G. APPLEBAUM, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of April, 2016.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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