WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160029306 DEEDWARR
Recvd: 04/11/16 14:26 2 pgs
Fees:13.00 Taxes:388.50
20160411-0034549

G-VRES-16-63-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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)
Brian D. Hogan	**Mortgage Investors Group**	
(NAME)	(NAME)	**93-16-137.00**
63 Maury Street	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210-2719	**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, **CRAWFORD & COMPANY HOLDINGS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN D. HOGAN, AN UNMARRIED MAN,** 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, State of Tennessee as follows, to-wit: Being Lot No. 167 on the Map of Maury and Claiborne's Addition, as of record in Book 21, Pages 84 and 85, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Crawford & Company Holdings, Inc. to Crawford & Company Holdings, LLC., as recorded on the 3rd day of October, 2013 in Instrument No. 20131003-0104184; Affidavit to Remove Life Estate, as recorded on the 9th day of October, 2012 in Instrument No. 20121009-0092352; Quitclaim Deed from W. Wright & Co., LLC to Crawford & Company Holdings, Inc., as recorded on the 14th day of September, 2012 in Instrument No. 20120914-0083790; Warranty Deed in Lieu of Foreclosure from Frank Beasley, a married man to W. Wright & Co., LLC, a Tennessee Limited Liability Company, as recorded on the 11th day of April, 2012 in Instrument No. 20120411-0031074 and Warranty Deed from Ronnie Adkins to Frank Beasley, as recorded on the 26th day of May, 2005 in Instrument No. 20050526-0059521, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page (s) 84 and 85, Register's Office for Davidson County, Tennessee.
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page(s) 84 and 85.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **63 Maury Street, Nashville, Tennessee 37210-2719**.

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.

Witness my/our hand(s) this the 8th DAY OF APRIL, 2016.

Crawford & Company Holdings, LLC

BY: _____
Carl Crawford, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carl Crawford, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Managing Member of Crawford & Company Holdings, LLC, the within named bargainor, a Florida limited liability company, and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of April, 2016.

_____
Notary Public

My Commission Expires:



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