BILL GARRETT, Davidson County
Trans:T20160039499 DEEDWARR
Recvd: 05/12/16 08:02 2 pgs
Fees:13.00 Taxes:869.50
20160512-0047111

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1452

WARRANTY DEED

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6 day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-28-19
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: Mortgage Investors Grp.	MAP-PARCEL NO(S).
Andrew Smith and Alyssa Stevens		126 15 0A 225.00
(NAME) 8036 Boone Trace	(NAME) 8320 E. Walker Springs Lane #200	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of No Dollars And No/100 Dollars ($0.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher S. Brian and Carlee M. Brian, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Smith and Alyssa Stevens, Husband and Wife**, 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 all of Lot No. 203 on the plan of Section Five, Boone Trace at Biltmore, as shown by plat of record in Instrument No. 20006220062086, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Christopher S. Brian and Carlee M. Brian, husband and wife by Warranty Deed from Terry A. Eaves, an unmarried woman dated July 7, 2008 and recorded July 11, 2008 as Instrument No. 20080711-0071485, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 8036 Boone Trace, Nashville, TN 37221

File Number: GRN-162232SSO

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, has 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 our hands this 6th day of May, 2016.

Christopher Brian , aka Christopher S.Brian

Carlee Brian , aka Carlee M. Brian

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Christopher Brian* and Carlee Brian**, husband and wifethe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained. *aka Christopher S.Brian
**aka Carlee M.Brian

Witness my hand and official seal, this the 6th of May, 2016.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

SUSAN L HEINRICH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON

File Number: GRN-162232SSO