BILL GARRETT, Davidson County
Trans:T20160042313 DEEDWARR
Recvd: 05/19/16 15:57 2 pgs
Fees:13.00 Taxes:1257.63
20160519-0050436

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $339,900.00.

Affiant

Subscribed and sworn to before me, this 16th day of May, 2016.

Notary Public
My commission expires: 8-23-16

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

02-1605-49895

Address of New Owner:	Send Tax Bills to:	Tax Information:
Eric Dytzel 5919 Kinsdale Drive Nashville TN 37211	MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS LN. #200 KNOXVILLE, TN 37923	172-08-0-007.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ruth Chodniewicz, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Eric Dytzel and Paula Dytzel, husband and wife**, hereinafter called the Grantees, their successors 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. 104, on the Plan of Forest Acres Estates, Section One, of record in Book 3700, Page 2, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruth Chodniewicz, a single person by deed from The Estate of Joe Dotson aka Joseph L. Dotson and Randall Dotson as Executor and Individually, dated January 24, 2003, recorded February 3, 2003, of record in Instrument No. 20030203-0014258, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5919 Kinsdale Drive, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of May, 2016.

Ruth Chodniewicz 5/13/2016

Ruth Chodniewicz

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ruth Chodniewicz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of May, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 1-8-2019

