

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$324,900.00**

Affiant

Subscribed and sworn to before me, this the 27th day of May, 2016.

Notary Public

My commission expires: 2/24/18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160045320 DEEDWARR
Recvd: 05/31/16 09:03 2 pgs
Fees:13.00 Taxes:1202.13
20160531-0054095

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Philip Shay and Sonnie Shay	**Mortgage Investors Group**	**133-02-0-322.00**
308 Mccall Street	8320 East Walker Springs Road, Ste 200	
Nashville, TN 37211	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

AUBRY DAWN NOBLE, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

PHILIP SHAY AND SONNIE SHAY, 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 Lot(s) 45, as shown on the map entitled the Plan of Nolen Heights, of record in Book 332, page 122, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AUBRY DAWN NOBLE, by deed from BILLY L. PUGH AND CAROL A. PUGH, HUSBAND AND WIFE, of record in Instrument No. 20141113-0104926, dated October 31, 2014, said Register's Office.

GRANTOR HEREBY CERTIFIES, UNDER PENALTY OF PERJURY, THAT THE PROPERTY BEING HEREIN CONVEYED HAS NEVER BEEN THE PRINCIPAL RESIDENCE OF GRANTOR OR HER SPOUSE.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **308 McCall Street, Nashville, TN 37211-2918.**

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 27th day of May, 2016.

AUBRY DAWN NOBLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **AUBRY DAWN NOBLE,** the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **27th day of May, 2016.**

Notary Public

My Commission Expires: 8-20-2019

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY