BILL GARRETT, Davidson County
Trans:T20160045331 DEEDWARR
Recvd: 05/31/16 09:17 2 pgs
Fees:13.00 Taxes:666.00
20160531-0054104

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $180,000.00

Affiant

Subscribed and sworn before me this the 26th day of May, 2016.

Notary Public
My commission expires: 2/24/18

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Austin Gros	Mortgage Investors Group	133-01-0-279.00
306 Tanksley Ave	8320 East Walker Springs Lane	
Nashville, TN 37211	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES P. HANCOCK, TRUSTEE OF THE JAMES P. HANCOCK REVOCABLE TRUST, DATED DECEMBER 16, 1998 AS TO AN UNDIVIDED 50% INTEREST AND STEPHEN LEON MATHIS, TRUSTEE OF THE STEPHEN MATHIS 1999 TRUST DATED AUGUST 2, 1999, AS TO AN UNDIVIDED 50% INTEREST, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to AUSTIN GROS AND AMANDA GROS, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 264 on the Plan of Sunrise Heights, Second Plan of record in Plat Book 421, Page 46, 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 James P. Hancock, Trustee of the James P. Hancock Revocable Trust, dated December 16, 1998 as to an undivided 50% interest and Stephen Leon Mathis, Trustee of the Stephen Mathis 1999 Trust Dated August 2, 1999, as to an undivided 50% interest by Warranty deed from James Hancock, an unmarried man and Stephen Mathis, an unmarried man of record in Instrument No. 20100507-0035111, Register's Office for Davidson County, Tennessee, dated April 02, 2010 and recorded on May 07, 2010.

Being also known as 515 Raymond Street, Nashville, TN 37211.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 515 Raymond Street, 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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 the 26th day of May, 2016.

James P. Hancock, Trustee

Stephen Leon Mathis, Trustee

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **James P. Hancock**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Revocable Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said **James P. Hancock** such Trustee.

Witness my hand and official seal on this the 23 day of May, 2016.

My Commission Expires:
3/10/17

BRYAN BINNS
Commission # 2007034
Notary Public - California
Los Angeles County
My Comm. Expires Mar 10, 2017

Notary Public

STATE OF California

COUNTY OF Los Angeles

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Stephen Leon Mathis**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath acknowledged himself to be the Trustee of the within named bargainor, a Revocable Trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the Revocable Trust by the said **Stephen Leon Mathis** such Trustee.

Witness my hand and official seal on this the 23 day of May, 2016.

My Commission Expires:
3/10/17

BRYAN BINNS
Commission # 2007034
Notary Public - California
Los Angeles County
My Comm. Expires Mar 10, 2017

Notary Public