WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,750.00.

Diana Gall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2016.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC JENNIFER CROWELL LEWIS COUNTY

R-VRES-16-37130-

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)
Steffany Cavallo and Jason Freeman	Mortgage Investors Group	
(NAME)	(NAME)	
3713 Hilltop Lane	8320 E Walker Springs Ln Ste 200	**061-14-0-154.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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, **BAILEY L. SEILS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEFFANY CAVALLO AND JASON FREEMAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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, Tennessee, being Lot No. 130 on the Plan of E. B. Craig's Subdivision of the Crownover Property of record in Plat Book 894, Page (s) 640 and 641, 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 Bailey L. Seils, an unmarried woman by Warranty deed from Preston Properties of Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20150402-0028749 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 02, 2015.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 894, Page (s) 640 and 641, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3713 Hilltop Lane, Nashville, Tennessee 37216**.

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.

BILL GARRETT, Davidson County
Trans: T20160045996 DEEDWARR
Recvd: 06/01/16 11:09 2 pgs
Fees: 13.00 Taxes: 850.08
20160601-0054958

Witness my/our hand(s) this the 31st DAY OF MAY, 2016.

Bailey L. Seils

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BAILEY L. SEILS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2016.

Notary Public
My Commission Expires: _____
(SEAL)



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