BILL GARRETT, Davidson County
Trans:T20160046563 DEEDWARR
Recvd: 06/02/16 13:52 2 pgs
Fees:13.00 Taxes:2053.50
20160602-0055749

Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $555,000.00.

Affiant

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

Notary Public
My commission expires: 1-6-20

03-1604-38542

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Jared Navarre	Mortgage Investors Group	117-12-0-069.00
1486 Woodmont Boulevard	8320 East Walker Springs Lane	
Nashville TN 37215	Knoxville, TN 37923	

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, **Konstantin Kustanovich, Married, by and through his Attorney-In-Fact, Bettina Warnke,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Jared Navarre, Unmarried,** hereinafter called the Grantee, his 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, described according to a May 9, 1979 survey by John B. Kohl, III, Tennessee Registered Land Surveyor No. 100, as follows:

Beginning at a point on the Northerly margin of Woodmont Boulevard, said point being 75 feet eastwardly from the southeasterly corner of Lot No. 6 on the plan of record in Book 974, Page 20, R.O.D.C., thence N. 2 Degrees 45 Sec. E, 200 Feet to a point, thence S 81 Degrees E. 75 Feet to a point, thence with the common line with Lynn, Southerly 200 Feet to a point in the Northerly margin on Woodmont Boulevard, thence Westwardly with said margin 75 feet to the point of Beginning.

Being the same property conveyed to Konstantin Kustanovich and wife, Bettina Warnke by deed from Brian Beathard and wife, Lisa Beathard, dated September 18, 2006, recorded September 28, 2006, of record in Instrument No. 20060928-0120074, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Konstantin Kustanovich by Quitclaim Deed from Bettina Warnke, dated September 18, 2006, recorded November 7, 2006, of record in Instrument No. 20061107-0138627, 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: 1486 Woodmont Boulevard, Nashville, TN 37215.

The subject property is neither the principal residence of Grantor nor his spouse or any dependent

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 26th day of May, 2016.

Konstantin Kustanovich by
Bettina Warnke, Attorney-in-fact

Konstantin Kustanovich by
Attorney-In-Fact Bettina Warnke

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Bettina Warnke**, **Attorney-in-Fact for Konstantin Kustanovich**, 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 Nashville, TN, this 26th day of May, 2016.

State of Tennessee Notary at Large

My Commission expires: 9/26/2018

