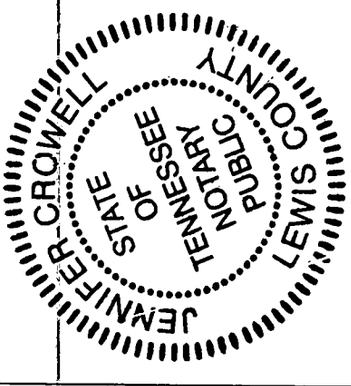
BILL GARRETT, Davidson County
Trans:T20160054364 DEEDWARR
Recvd: 06/27/16 08:46 2 pgs
Fees:13.00 Taxes:1128.50

20160627-0065038



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 305,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of June, 2016.

Notary Public

My commission expires: 2/24/18

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Avon Lyons **Matthew Tocco**	**Mortgage Investors Group**	**08315003000**
236 Riverside Drive	**8320 East Walker Springs Lane Ste. 200**	
Nashville, TN 37206	**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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Gregory M. Kubesh and wife, Ashlee Kubesh

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Tocco and Avon Lyons, joint tenants with rights of suvivorship

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 No. 8 on the Plan of Section I, Fortland Park, of record in Book 2663, Page 61, Register's Office for said County.

Said Lot fronts 80 feet on the west side of Riverside Drive and runs back between parallel lines 160 feet to a dead line.

Being the same property conveyed to Gregory M. Kubesh and wife, Ashlee Kubesh, from Charles L. Covington, by Warranty Deed dated April 28, 2000 of record in Instrument No. 20000501-0043296, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 236 Riverside Drive, Nashville, TN 37206.

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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 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/our hand(s) this 23rd day of June, 2016.

Gregory M. Kubesh.

Ashlee Kubesh

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Gregory M. Kubesh and Ashlee Kubesh, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of June, 2016.

Notary Public

My Commission Expires

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires May 5, 2018