WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160067312 DEEDWARR
Recvd: 08/04/16 11:27 2 pgs
Fees:13.00 Taxes:1110.00
20160804-0080823

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3 DAY OF August, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Hoerner and Caroline Askew	Mortgage Investors Group	
(NAME)	(NAME)	
1411 Roberts Avenue	8320 East Walker Springs Lane	83-2/84
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **MICHAEL BRYANT AND PAULINE BRYANT, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW HOERNER AND CAROLINE ASKEW, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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 the west 60 feet on the east 130 feet of Lot No. 1 on the Plat of Sharpe & Horn's Subdivision of Elwood Place, of record in plat Book 332, page 18, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 1 fronts 60 feet on the north side of Roberts Avenue and runs back between lines 170.5 feet, more or less, to an alley.

Being the same property conveyed to Michael O. Bryant and wife, Pauline Bryant by Quitclaim Deed from Michael O. Bryant, of record in Book 11511, page 927, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2016 real property taxes and all matters shown in the plat of record in Book 332, page 18, said Register's Office.

This is improved x property, known as 1411 Roberts Avenue, Nashville, TN 37206
(unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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 3RD day of August, 2016

MICHAEL BRYANT

PAULINE BRYANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Bryant and Pauline Bryant, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3RD day of August, 2016.

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019