Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1240

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradley J. Daugherty and wife, Heather R. Daugherty**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam R. Fedoruk, a single man and Anisa K. Allad, a single woman, as joint tenants with common law rights of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lots No. 231 and 232 on the Plan of the Highland Land Company's Subdivision of record in Book 421, page 14, Register's Office for Davidson County, Tennessee.

Said Lots No. 231 and 232 front 25 feet each on the easterly side of Pennock Avenue and run between parallel lines 175 feet to an alley.

Being the same property conveyed to Bradley J. Daugherty and wife, Heather R. Daugherty by deed from George Lynn Davis, unmarried, dated July 28, 2006, of record in Instrument No. 20060808-0097283, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1345 Pennock Avenue, Nashville, TN 37207.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 5th day of August, 2016.

Bradley J. Daugherty

Heather R. Daugherty

BILL GARRETT, Davidson County
Trans:T20160069796 DEEDWARR
Recvd: 08/11/16 15:36 2 pgs
Fees:13.00 Taxes:1163.65
20160811-0083822

State of Tennessee)
County of Davidson)

On this 5th day of August, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Bradley J. Daugherty and Heather R. Daugherty, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 314,500.00.

Affiant

Sworn and subscribed before me on this the 5th day of August, 2016.

Notary Public

My Commission Expires: 8-23-16

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

NEW OWNER:
Adam Fedoruk
1345 Pennock Avenue
Nashville, TN 37207

RESPONSIBLE FOR TAX PAYMENT:
MORTGAGE INVESTORS GROUP
8320 E. WALKER SPRINGS LN. #200
KNOXVILLE, TN 37923

TAX MAP-PARCEL #:
71-15-85.00