WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160073213 DEEDWARR
Recvd: 08/22/16 15:05 2 pgs
Fees:13.00 Taxes:1258.00
20160822-0087766

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $340,000.00.

Affiant

Subscribed and sworn to me on August 16, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29657SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Laura Taylor 890 Forest Acres Drive Nashville, TN 37220	Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville, TN 37923	160-02-0-007.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, David G. Sinko, unmarried, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Laura Taylor, unmarried, hereinafter called **"GRANTEE,"** her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 35 on the Map of Forest Acres Subdivision, Section 3, as of record in Book 1424, page 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 35 fronts 201.5 feet on the southwesterly side of Forest Acres Drive and runs back between lines 253.4 feet on the northwesterly line and 316.5 feet on the southeasterly line to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to David G. Sinko and Susan A. Dey, as joint tenants with right of survivorship, by deed from Linda Jo Betz and husband, George A. Betz, of record in Book 8731, page 343, said Register's Office. And being further conveyed to David G. Sinko, by Quitclaim Deed from Susan D. Sinko, formerly Susan A. Dey, of record as Instrument No. 20000525-0052376, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 56, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 890 Forest Acres, Nashville, TN 37220.

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, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 16 day of August, 2016.

David G. Sinko

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared David G. Sinko to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his/her free act and deed.

Witness my hand and official seal on August 16, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017