WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160073415 DEEDWARR
Recvd: 08/23/16 10:22 2 pgs
Fees:13.00 Taxes:714.10
20160823-0087984

R-BR-16-1206-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 9-10-2018
(AFFIX SEAL)

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC SEAL

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brittany Bucher	**Mortgage Investors Group**	
(NAME) **1203 Montgomery Ave**	(NAME) **8320 East Walker Springs Lane, Suite 200**	**071-16-0-289.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LORNE CHRISTOPHER RALL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRITTANY BUCHER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated and lying in Nashville, Davidson County, Tennessee, and more particularly described as follows:

Being part of Lot No. 380 and all of Lot Nos. 381 and 382 on the Plan of Oakwood Park of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the Easterly margin of Montgomery Avenue (formerly North 9th Street) at the point 85 feet, more or less, North of the Northerly margin of Richardson Avenue; thence Eastwardly and parallel with the Northerly margin of said Richardson Avenue, 90 feet, more or less, to the Westerly margin of the right of way of L & N Railroad; thence with the same Northeasterly 69.6 feet, more or less, to a corner of Lot Numbers 382 and 383; thence with the line between said two lots Westerly 116 feet to the Easterly margin of said Montgomery Avenue (formerly 9th Street); thence with the same Southwardly 65 feet to the beginning.

Being the same property conveyed to Lorne Christopher Rall, unmarried by Warranty deed from Glenn Young of record in Instrument No. 20071017-0123193 Register's Office for Davidson County, Tennessee, dated October 12, 2007 and recorded on October 17, 2007.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1203 Montgomery Ave, Nashville, Tennessee 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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 18th DAY OF AUGUST, 2016.

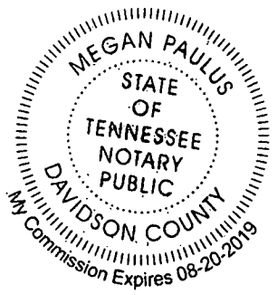
Lorne Christopher Rall

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LORNE CHRISTOPHER RALL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of August, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212