WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160083363 DEEDWARR
Recvd: 09/22/16 14:21 2 pgs
Fees: 13.00 Taxes: 856.55
20160922-0100057

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 9/15/19

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Kornegay	Mortgage Investors Group ~~Jessica Kornegay~~	133-01-0-100.00
(NAME)	(NAME)	
405 McIver Street	8320 East Walker Springs Lane ~~405 McIver Street~~	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Ste 200 Knoxville, ~~Nashville~~ TN ~~37211~~ 37922	
(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, **Deep River Development, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica Kornegay, an unmarried woman,** 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 a survey of Lot Nos. 16 and 17 on the Map of Burrell Jackson's Resubdivision of part of Block "A" of Patterson's Subdivision of Maple Hill made by Hall R. Swain, Jr., Surveyor, dated April 20, 1957.

Beginning at an iron pin in the Southerly margin of McIver Street; thence in a southerly direction a distance of 182.7 feet to an iron pin; thence in a westerly direction of 53.5 feet to an iron pin; thence in a northerly direction a distance of 180.0 feet to an iron pin; said iron pin being in the southerly margin of McIver Street, a distance of 50 feet in an easterly direction to an iron pin, the point of origin.

Being the same property conveyed to Deep River Development, LLC, by deed from Mary A. Bonner, an unmarried woman, dated February 12, 2016, in the amount of $110,000.00, of record in Instrument No. 20160216-0014647, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mary Estelle Lyles, a widow and Mary A. Bonner, an unmarried woman, as joint tenants with right of survivorship by Quitclaim Deed from Mary Estelle Turner (n/k/a Mary Estelle Lyles), dated December 28, 2004, of record in Instrument No. 200141230-0154584, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the map of record in Book 332, page 75; and Restrictions of record in Book 1163, page 414, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 405 McIver Street, Nashville, TN 37211

(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/our hands this 21st day of September, 2016.

DEEP RIVER DEVELOPMENT, LLC

Bryan D. Spicer
Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Bryan D. Spicer with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Authorized Agent of Deep River Development, LLC and that he as such Authorized Agent executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Authorized Agent.

WITNESS my hand and official at Franklin, Tennessee, seal this 21st day of September, 2016.

Notary Public
My Commission Expires: 6/4/17

File No.: 23805

VALERIE L. KANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires June 4, 2017