WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160087740 DEEDWARR
Recvd: 10/05/16 13:08 2 pgs
Fees:13.00 Taxes:832.50
20161005-0105272

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 5/8/19
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Jordan Vrbas	Mortgage Investors Group	102 03 0 169.00
(NAME)	(NAME)	
390 Annex Avenue	8320 East Walker Springs Lane	
(ADDRESS)	Ste 200 (ADDRESS)	
Nashville, TN 37209	Knoxville TN 37922	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Twenty-Five Thousand And No/100 Dollars ($225,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Karen Lee Daniel, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jordan Vrbas, an unmarried man**, 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 located at 390 Annex Avenue, Nashville, Tennessee, and described as Lot 1205 on the Plan of Charlotte Park, Section 21, of record in Book 370, Pages 10 and 11, of Register's Office for said County, to which plat reference is made for a more particular description of said property.

Being the same property conveyed to Karen L. Daniel, a married person by Warranty Deed from Donnie Robertson and wife, Tracey Robertson dated July 29, 2011 and recorded August 1, 2011 as Instrument No. 20110801-0058701 in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Karen Lee Daniel by Quit Claim Deed from David Cohen-Crumpton dated April 13, 2016 and recorded July 28, 2016 as Instrument No. 20160728-0077857 in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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unimproved ☐

This is improved ☒ property, known as 390 Annex Avenue, Nashville, TN 37209

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, has 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 our hands this 30th day of September 2016

Karen Lee Daniel

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.Karen Lee Daniel, a single womanthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of September, 2016.

Notary Public

My Commission Expires: 7/16/20

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

File Number: GRN-165364SSO