This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater is $322,000.00.

Affiant

Subscribed and sworn before me this the 13th day of October, 2016.

Notary Public
My commission expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE. 115
BRENTWOOD TN 37027

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jennifer and Eric Staples	Mortgage Investors Group	146-08-0-077.00
385 Blackman Rd	8320 East Walker Springs Lane	
Nashville, TN 37211	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, SARA DRAUGHON F/K/A/ SARA E. FISHER, MARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ERIC STAPLES, AND JENNIFER STAPLES, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 404 on the Plan of Section Six, Crieve Hall Estates of record in Plat Book 2331, Page (s) 1 and 2, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sara E. Fisher, unmarried by Warranty deed from James G. Lowen and wife, Edyta M. Lowen of record in Instrument No. 20140930-0089972 Register's Office for Davidson County, Tennessee, dated September 23, 2014 and recorded on September 30, 2014.

The said Sara E. Fisher is now married and is now Sara Draughon.

Trenton Draughon, husband of Sara Draughon, joins in the execution of this instrument to convey his interest, marital or otherwise, if any in the above-described tract or parcel of land.

Being also known as 385 Blackman Rd Nashville, Tennessee 37211.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 385 Blackman Rd, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

BILL GARRETT, Davidson County
Trans:T20160091281 DEEDWARR
Recvd: 10/17/16 10:55 2 pgs
Fees:13.00 Taxes:1191.40
20161017-0109364

TD 80

Witness my hand this the 13th day of October, 2016.

Sara Draughon f/k/a Sara E. Fisher

Trenton Draughon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Sara Draughon f/k/a Sara E. Fisher and Trenton Draughon, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of October, 2016.

My commission expires: 9-10-2018

Notary Public

