Davidson County	DEEDWARR
Recvd: 10/18/16 09:56	2 pgs
Fees:13.00 Taxes:943.50	
20161018-0109792	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of October, 2016.

Notary Public

MY COMMISSION EXPIRES: 05-06-2019
(AFFIX SEAL)

TRICIA GUARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

GRN-166151

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Michael J. Morosi and Natalie R. Morosi	Mortgage Investors Group	082 08 0 337.00
(NAME)	(NAME)	
717 McFerrin Avenue	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Five Thousand And No/100 Dollars ($255,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Matthew M. McKeever and Kristen McKeever, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael J. Morosi and Natalie R. Morosi, husband and wife**, 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:

Being the northerly 60 feet of Lots Nos. 15 and 16 of Block "G" on the Plan of Eastwood Addition, of record in Book 332, page 63, said Register's Office.

Said parts of Lots 15 and 16 fronts 60 feet on the easterly side of McFerrin Avenue and runs back between parallel lines, along the south margin of an alley, 100 feet to the line between Lot 14 and 15.

Being the same property conveyed to Michael H. McKeever and Matthew M. McKeever by Warranty Deed from Tanya M. Combs dated April 28, 2005 and recorded May 3, 2005 as Instrument No. 20050503-0049290, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Matthew M. McKeever and wife, Kristen T. McKeever by Quitclaim Deed from Michael H. McKeever, married dated October 9, 2009 and recorded October 28, 2009 as Instrument No. 20091028-0099664, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Matthew M. McKeever and wife, Kristen T. McKeever, tenants by the entirety by Quitclaim Deed from Matthew M. McKeever dated October 28, 2009 and

recorded October 28, 2009 as Instrument No. 20091028-0099665, 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.

unimproved ☐
This is improved ☒ property, known as 717 McFerrin Avenue, Nashville, TN 37206

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 14th day of October, 2016

Matthew M. McKeever

Kristen McKeever

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Matthew M. McKeever and Kristen McKeever, husband and wife, the 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 14th of October, 2016.

Notary Public

My Commission Expires: 5/6/19

(SEAL) PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019

File Number: GRM-166151FC

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY