WARRANTY DEED

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 9.10.18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Susan Packard and Ceele Dennis	Mortgage Investors Group	11913016200
(NAME)	(NAME)	
510 Morton Avenue	8320 East Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Kenneth Husset, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Susan Packard, a single woman and Ceele Dennis, a single woman, as tenants in common with first right of survivorship,** 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 Lot No. 55 on the map of College Heights of record in Plat Book 332, Page 19 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 Kenneth James Husset, unmarried by deed dated July 2, 2012 from Danny R. McDaniel, unmarried of record in Instrument No. 20120706-0059479, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 510 Morton Avenue, 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.

BILL GARRETT, Davidson County
Trans:T20160091865 DEEDWARR
Recvd: 10/18/16 13:38 2 pgs
Fees:13.00 Taxes:1302.40
20161018-0110035

Witness my/our hands this 14th day of October, 2016.

Kenneth James Husset by John Grimes as Attorney-in-Fact.

Kenneth James Husset
By: John Grimes as Attorney-in-Fact

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **John Grimes** with whom I am personally acquainted, or provided to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument on behalf of **Kenneth James Husset** as Attorney-In-Fact, as the his free act and deed.

Witness my hand and official seal this 14th day of October, 2016.

Notary Public **I. Dyke Tatum**

My Commission Expires: **5/8/2017**

File No.: 16-Packard

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN