BILL GARRETT, Davidson County
Trans:T20160113478 DEEDWARR
Recvd: 12/27/16 10:52 2 pgs
Fees:13.00 Taxes:832.50
20161227-0135416

Warranty Deed

DANIEL AHLBRANDT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	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 the 22nd day of December, 2016. Notary Public My commission expires: 11-3-2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100 .

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Wesley McClung Emily Crotty	Mortgage Investors Group	
2913 Sunset Drive	8320 East Walker Springs Ln. Ste 200	060-07-0-127.00
Nashville, TN 37207	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MARSHALL KENNETH VORE, SINGLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EMILY CROTTY AND WESLEY MCCLURG, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 28 on the Plan of Section Five, Hillhurst Acres of record in Plat Book 2854, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 28 fronts 80 feet on the Westerly side of Sunset Drive and extends back 230.6 feet on the Northerly line and 228.3 feet on the Southerly line to a dead line in the rear measuring 124.3 feet thereon.

Being the same property conveyed to Murray L. Frizzell, Joysan Allen, Wanda Jeannie Foytik, and Gena Bumpalough, tenants in common by Quitclaim Deed by Trustee deed from Wanda Jeannie Foytik, Trustee of the Ellen Claire Frizzell Special Needs Trust of record in Instrument No. 20141105-0102100 Register's Office for Davidson County, Tennessee, dated October 31, 2014 and recorded on November 05, 2014.

Being the same property conveyed to Marshall Kenneth Vore, single by Warranty deed from Murray L. Frizzell and Joysan Allen and Wanda Jeannie Foytik and Gena Bumbalough of record in Instrument No. 20150715-0069006 Register's Office for Davidson County, Tennessee, dated July 08, 2015 and recorded on July 15, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2913 Sunset Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs

and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of December, 2016.

Marshall Vore

Marshall Kenneth Vore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marshall Kenneth Vore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 22nd day of December, 2016.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018