This Instrument Prepared By:
R. Francene Kavin, Attorney
5110 Maryland Way, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Theodore Monasse Pecchio et ux
1126 Greenland Avenue
Nashville, TN 37216

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Mortgage Investors Group
5320 E. Walker Springs Ln, Ste 200
Knoxville, TN 37923

Map/Parcel
061-11-247

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Deborah Annette Reed, married,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Theodore Monasse Pecchio and Ellen Paige Inabinett, 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 West 50 feet front of the East 91.1 feet front and 90.7 feet rear of Lot No. 14 on the Map of a Subdivision of Part of the Greenland Tract as of record in Book 421, page 40, Register's Office for Davidson County, Tennessee, and described as follows: Said part of said lot fronts 50 feet on the southerly side of Greenland Avenue and runs back between lines 365 feet, more or less, on the west line and 370.5 feet, more or less, on the east line to a dead line in the rear on which it measures 50 feet.

Being the same property conveyed to Deborah Annette Reed, an unmarried woman, by Warranty Deed from Richard Raymond Suter and wife, Dicie C. Suter of record in Book 9788, page 401, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2017 and subsequent years.

This is **improved** property known as **1126 Greenland Avenue, Nashville, Tennessee 37212.**

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, GRANTOR does covenants with the said GRANTEES that she is 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, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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:T20170015944 DEEDWARR
Recvd: 02/23/17 09:52 2 pgs
Fees:13.00 Taxes:923.15
20170223-0018118

Paul L. Hayaux, the husband of Deborah Annette Reed, joins in this instrument for the purpose of conveying any and all rights he may have in and to said property, marital or otherwise, to the GRANTEES.

WITNESS OUR HANDS, this the **16th** day of **February, 2017.**

Deborah Annette Reed

Paul L. Hayaux

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Deborah Annette Reed and Paul L. Hayaux**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 16th day of February, 2017.

R. Francene Kavin
NOTARY PUBLIC

R. FRANCENE KAVIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 10/31/2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $249,500.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of February, 2017.

NOTARY PUBLIC

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

My Commission Expires: