BILL GARRETT, Davidson County
Trans:T20170020605 DEEDWARR
Recvd: 03/09/17 15:36 2 pgs
Fees:13.00 Taxes:2438.30
20170309-0023595

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $659,000.00

Meredith May
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 8TH DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bryce J. Jaskowski and Sarah Holzapfel	Mortgage Investors Group	116 04 0H 001.00
(NAME) 706 Crescent Road	(NAME) 8320 East Walker Springs Lane, Ste. 200	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Six Hundred Fifty-Nine Thousand And No/100 Dollars ($659,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Madeline Hampf, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bryce J. Jaskowski, an unmarried man and Sarah Holzapfel, an unmarried woman, as tenants in common with 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:

Being Unit No. A on the Plan of Crescent Townhomes, as of record as Exhibit "B" in Instrument No. 20110531-0041254, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Madeline Hampf, a single person by Warranty Deed from Michael N. Tudeen and wife, Marcella Brehmer Tudeen dated April 17, 2012 and recorded June 12, 2012 as Instrument No. 201206120051201, 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 706 Crescent Road, Nashville, TN 37205

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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 the 8th day of March, 2017

Madeline Hampf

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Madeline Hampf, a single woman, 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 8th of March, 2017.

Notary Public

My Commission Expires:

(SEAL) 3/6/18

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON My Comm. Expires March 6, 2018

File Number: FRN-170030SSO