This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW17128

BILL GARRETT, Davidson County
Trans:T20170028292 DEEDWARR
Recvd: 04/04/17 11:01 3 pgs
Fees:18.00 Taxes:499.50
20170404-0032791

Send Tax Bills To:
SAME AS NEW OWNER

New Owner is:
Donna Mabry
3103 Laurel Forest Dr.
Nashville, TN
37214

MAP: 096-15-0
PARCEL: 078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Realty Investment Group, LLC**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Donna Mabry**, hereinafter referred to as Grantee, her heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 3103 Laurel Forest Drive, Nashville, TN 37214

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 82, Hickory Bend Subdivision, Section 3, of record in Book 3600, Page 42, Register's Office for Davidson County, Tennessee. Said Lot No. 82 fronts 68 feet along the southeasterly side of Laurel Forest Drive and runs back 174.1 feet on the northeasterly line and 134.3 feet on the southwesterly line to a broken line of two segments at the rear, measuring 147.2 feet total thereon.

BEING the same property conveyed to Realty Investment Group, LLC, by Warranty Deed from Federal National Mortgage Association, dated 10/31/11 and recorded 11/4/11 in Instrument No. 20111104-0086131, Register's Office for Davidson County, Tennessee.

Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

The Grantor does further covenant and bind themself and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31 day of March, 2017.

GRANTOR:

Realty Investment Group, LLC

BY: _____

Charles W. Soffner, Sole Member

ACKNOWLEDGEMENT

STATE OF TN)
COUNTY OF Shelby)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Charles W Shoffner, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Sole Member of the **Realty Investment Group, LLC** the within named bargainor, and that he/she as such Sole Member, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 31st day of March, 2017.

Marquita M. Williams
Notary Public

My Commission Expires: 01/20/2020

MARQUITA M WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Affiant

SWORN TO and subscribed before me this 3 day of April, 2017.

NOTARY PUBLIC

My commission expires:

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017