BILL GARRETT, Davidson County
Trans: T20170034184 DEEDWARR
Recvd: 04/24/17 10:24 2 pgs
Fees: 13.00 Taxes: 1176.60
20170424-0039791

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0318

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of April, 2017

Notary Public
Commission Expires: 12-1-2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
Mark Carson 2006 Scott Ave Nashville, TN 37206	Mortgage Investors Group 8320 E. Walker Springs Road, Suite 200 Knoxville, TN 37923	072-14-0-331.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ross M. Flynt, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mark Carson, an unmarried man

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. 3 on Block B on the Plan of Subdivision of Belle Forest No. 2 of record in Plat Book 843, Page 94, 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. 3 fronts 50.0 feet on the West side of Scott Avenue and extends back between parallel lines 150.00 feet to a dead line.

Being the same property conveyed to Ross M. Flynt, a single man by Warranty deed from Heather Kathryn Sorenson, unmarried of record in Instrument No. 20110713-0053538 Register's Office for Davidson County, Tennessee, dated July 11, 2011 and recorded on July 13, 2011. Ross M. Flynt is now married. Marla Salcedo Flynt hereby joins in this conveyance to convey any marital interest she may have had in the subject property as the spouse of Ross M. Flynt.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2006 Scott Ave, Nashville, TN 37206.

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

Dated this the 19th day of April, 2017.

Ross M. Flynt

Marla Salcedo Flynt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ross M. Flynt and Marla Salcedo Flynt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19th day of April, 2017.



(Notary Seal)

Notary Public
My Commission Expires: 5/8/2018