THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 17041595**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $302,000.00. Meredith Malley Affiant Subscribed and sworn to before me, this 3rd day of May, 2017. Notary Public My Commission Expires: _____

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

WARRANTY DEED

Address New Owner: Kyle A Basler and Sarah J Basler 2007 June Drive Nashville TN 37214	Send Tax Bills To: MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS LN. #200 KNOXVILLE, TN 37923	Tax Information: Tax Parcel ID No. 09501004900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Elfrun M. Pointer and husband, Joe W. Pointer,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Kyle A Basler and Sarah J Basler, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 179 on the Plan of Section Three, Donelson Hills of record in Plat Book 2330, Page 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elfrun M. Pointer and husband, Joe W. Pointer by Warranty deed from Fred L. Scotchell and wife, Lietta O. Scotchell of record in Book 9629, page 321, Register's Office for Davidson County, Tennessee, dated March 23, 1995 and recorded on March 25, 1995.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 2330, Page 75, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 2396, Page 365, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 4913, Page 388, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 2007 June Drive Nashville TN 37214

BILL GARRETT, Davidson County
Trans:T20170038109 DEEDWARR
Recvd: 05/04/17 15:25 2 pgs
Fees:13.00 Taxes:1117.40
20170504-0044503

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 3rd day of May, 2017.

Elfrun M. Pointer

Joe W. Pointer

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elfrun M. Pointer and Joe W. Pointer, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2017.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

