BILL GARRETT, Davidson County
Trans:T20170039395 DEEDWARR
Recvd: 05/09/17 11:07 2 pgs
Fees:13.00 Taxes:1306.10
20170509-0045934

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 5th day of May, 2017, by and between Jahana Hill, an unmarried woman, party of the first part, and Evan Miller, and unmarried man, and Laurie Carson, an unmarried woman, as tenants in common wit rights of survivorship, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, being Unit No. 22 of Ireland 28 Condominium, also known as Ireland Street 28, a horizontal property regime established by Master Deed of record in Instrument No. 200404160043331 and amended in Instrument No. 200404290048695, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being all or part of the same property conveyed to Jahana Hill by virtue of that certain Warranty Deed dated May 28, 2004, and being of record at Instrument No. 20040609-0068465 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Instrument No. 20040416-0043331, 20040429-0048695, 20040405-0037953, Book 9783, Page 130, Book 11625, Page 280, and Instrument No. 20020425-0051069 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Jahana Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Jahana Hill, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5th day of May, 2017.

Notary Public

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

My Commission Expires: _____

Property Owner & Address:	Evan Miller and Laurie Carson 938 Ireland St, Nashville, TN 37208
Tax Parcel No	082130B02200CO
Property Address:	938 Ireland Street Nashville, TN 37208
MAIL TAX BILLS TO:	Mortgage Investors Group, 8320 E. Walker Springs Lane, Suite 200, Knoxville, TN 37923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $353,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 5th day of May, 2017.

Notary Public

My Commission Expires: 9/10/18

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY