BILL GARRETT, Davidson County
Trans:T20170042086 DEEDWARR
Recvd: 05/17/17 14:58 2 pgs
Fees:13.00 Taxes:2553.00
20170517-0049049

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT170400126

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 16th day of May, 2017

Notary Public

MY COMMISSION EXPIRES: 12-1-2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Conrad and Rebecca Weiner Tompkins	**Mortgage Investors Group**	**082-16-0-100.00**
813 Russell Street	**8320 East Walker Springs Ln, Ste. 200**	
Nashville, TN 37206	**Knoxville, TN 37923**	

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, WE,

Marcel Eluhu

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David Conrad, an unmarried, 50% interest and Rebecca Weiner Tompkins, an unmarried woman, 50% interest

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. 13 and the westerly ½ of Lot No. 15 on the Map of Kinnaird and Bransford Subdivision of record in Book 57, Page 156, Register's Office for said County, according to a survey by John Kohl, dated 7/5/85, as follows:

Said Lot No. 13 and the westerly ½ of Lot No. 15, together front 75 feet on the northerly side of Russell Street, and run back between parallel lines 170 feet to an alley.

BEING the same property previously conveyed to Dr. Marcel Eluhu and Shirly Hardy Cole, Co-Executrix for the Estate of Dr. Robert Hardy, as tenants in common, by Deed from Cristi Scott, Clerk and Master of the Chancery Court at Nashville, for Davidson County, Tennessee, dated 3/15/07 and recorded 4/2/07 in Instrument No. 20070402-0039231, in the Register's Office of Davidson County, Tennessee, pursuant to the Order Confirming Sale, Case No. 02-255-I, filed in the Chancery Court for Davidson County, Tennessee, recorded 3/7/07 in Instrument No. 20070307-0028284, as amended in Instrument No. 20070307-0028285, said Register's Office.

BEING the same property conveyed to Marcel Eluhu, by Executor's Quitclaim Deed from Dr. Marcel Eluhu and Shirly Hardy Cole, Co-Executrix for the Estate of Dr. Robert Hardy, dated 7/22/09 and recorded 7/27/09 in Instrument No. 20090727-0070143, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Marcel Eluhu by Quit Claim Deed from Robert E. Hardy, Jr., Executor for the Estate of Robert E. Hardy and Robert E. Hardy, Jr., Individually, dated May 10, 2017, recorded May 12, 2017 in Instrument Number 20170512-0047430 Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **813 Russell Street, 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 do covenant with the said GRANTEES that we are lawfully seized and possessed of said

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, 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 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 16th day of May, 2017.

Marcel Eluhu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcel Eluhu the bargainor(s) 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 16th day of May, 2017.

Commission Expires:_____

Notary Public

