BILL GARRETT, Davidson County
Trans:T20170051173 DEEDWARR
Recvd: 06/15/17 11:04 2 pgs
Fees:13.00 Taxes:1239.50
20170615-0060142

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
David Hamby
2504 Foster Avenue
Nashville, Tennessee 37210

SEND TAX BILL TO:
Owner

MORTGAGEE
Mortgage Investors Group
8320 East Walker Springs Ln #200
Knoxville, Tennessee 37923

MAP 119
GROUP 05 0
PARCEL 253.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Custom Concepts, LLC, a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **David Hamby and Lauren Hamby, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:
Being Lot No. 176 which fronts 50 feet on the East side of Foster Avenue and extends back between parallel lines 150 feet to an alley in the rear and being of record in Book 332, Page 148, Register's Office for Davidson County, Tennessee. Said Lot Being in Cumberland Nursery Addition.

Tract II:
Land in Davidson County, Tennessee, in the Sixth Civil District, being a strip of land fronting 8 feet on the Easterly margin of Foster Avenue and running back between parallel lines 50 feet to a line measuring 8 feet thereon. Said lot is the Southerly 8 feet facing Foster Avenue of Lot No. 177 on the Map of the resubdivision of Lots Nos. 3, 4, 5, and 6 Cumberland Nurseries, as of record in Book 332, Page 148, Register's Office, Davidson County, Tennessee. Commencing at the Westerly common corner of Lots Nos. 176 and 177, thence Northerly along the Easterly margin of Foster Avenue a distance of 8 feet, thence Easterly a distance of 50 feet, thence Southerly a distance of 8 feet, thence Westerly along the common line of Lots Nos. 176 and 177 a distance of 50 feet to the point of origin.

Being the same property conveyed to Custom Concept, LLC, a Tennessee Limited Liability Company by deed from Katherine Leigh Manz, of record in Instrument No 20170323-0028417, Register's Office for said County, dated March 17, 2017, and Recorded on March 23, 2017

Said property is transferred subject to the following matters:

1) 2017 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 332, page 148, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2504 Foster Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David Hamby and

Lauren Hamby, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the 14th day of June, 2017.

Custom Concepts, LLC, a Tennessee limited liability company

By: Kyle Lawrence Campbell, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Kyle Lawrence Campbell** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member of Custom Concepts, LLC, a Tennessee limited liability company**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 14th day of June, 2017.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $335,000.00.

AFFIANT

Subscribed and sworn to before me on this 14th day of June, 2017.

NOTARY PUBLIC
My Commission Expires: 12-1-2020

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY