This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $380,000.00.

Affiant

Subscribed and sworn before me this the 20th day of June, 2017.

Notary Public
My commission expires: 9/10/18

CAVAN MCCANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Charles Fant	Mortgage Investors Group	072-03-0 216.00
1605 16th Ave. S., 204	8320 East Walker Springs Lane	
Nashville, TN 37212	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WENDY MORRISON, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to CHARLES FANT AND AMY FANT, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot No. 112 on the Map of Inglewood Place of record in Plat Book 332, Page 101, 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 Erin M. Hall, an unmarried woman, by deed from Chris Gann and wife, Sarah B. Gann of record in Instrument No. 20131227-0130273, dated 12/13/2013, Register's Office for said County.

Also being all of the same property conveyed to Robert Morrison and Barbara Morrison, husband and wife, by deed from Erin M. Hall, an unmarried woman, of record in Instrument No. 20160414-0035774, dated 04/12/2016, Register's Office for said County.

Also being all of the same property to Wendy Morrison by Quitclaim Deed from Robert Morrison and Barbara Morrison, husband and wife, dated 01/17/2017, of record in Instrument No. 20170123-0007131, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1225 Greenfield Avenue, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

WM.

BILL GARRETT, Davidson County
Trans:T20170053228 DEEDWARR
Recvd: 06/21/17 13:53 2 pgs
Fees:13.00 Taxes:1406.00
20170621-0062573

Witness my hand this the 20th day of June, 2017.

Wendy Morrison

6-20-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Wendy Morrison, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of June, 2017.

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY