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 $432,000.00.

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

BILL GARRETT, Davidson County
Trans:T20170053231 DEEDWARR
Recvd: 06/21/17 13:59 2 pgs
Fees:13.00 Taxes:1598.40
20170621-0062577

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Justen Holter	Mortgage Investors Group	083-13-0 059.00
805 Reisha Court	8320 East Walker Springs Lane	
Nashville, TN 37211	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, ABIGAIL HEWITT, AN UNMARRIED WOMAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JUSTEN HOLTER AND JESSICA HOLTER, 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 Lot No. 5, as shown on the map entitled Spring Park Subdivision, of record in Plat Book 57, Page 134, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being all of the same property conveyed to Michael Bono, a single person, by deed from Kenneth R. Harrison of record in Instrument No. 20080521-0052217, dated 05/15/2008, Register's Office for said County.

Also being the same property conveyed to Abigail Hewitt, an unmarried woman, by deed from Michael Bono and wife, Amy Gordon Bono, dated 07/14/2015, of record in Instrument No. 20150716-0069411, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 109 South 13th 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, 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.

AH.

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

Abigail Hewitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Abigail Hewitt, 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