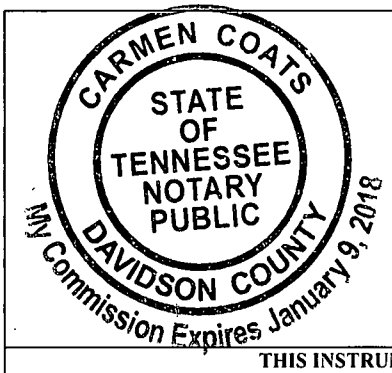
BILL GARRETT, Davidson County
Trans:T20170053311 DEEDWARR
Recvd: 06/21/17 15:35 2 pgs
Fees:13.00 Taxes:1827.80
20170621-0062663

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $494,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2017.

Carmen Coats
Notary Public

My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Matthew Kyle Leeper	Mortgage Investors Group	
2012 12th Avenue South	8320 East Walker Springs Lane, Suite 200	105-09-0-220.00
Nashville, TN 37204	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TERRI L. FOOTE AND DENNIS FOOTE, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW KYLE LEEPER AND MARGARET LEEPER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 6 in A. B. Hill's Subdivision of the Plant Lands, a plan of which is of record in Book 332, page 65, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 52 feet on the Easterly side of 12th Avenue South, formerly Kayne Avenue, and extends back Eastwardly between parallel lines, with the South margin of Caldwell Avenue 150 feet to an alley in the rear.

Included in the above description, but excluded therefrom is the following portion of subject property conveyed to the Metropolitan Development and Housing Agency by Clerks Deed of record in Book 4798, Page 585 described as follows:

Beginning at a point, said point being located at the intersection of the Southern margin of Caldwell Avenue and Eastern margin of 12th Avenue South, in an Easterly direction a distance of 40 feet, more or less, to the point at which the Southern margin of Caldwell Avenue becomes tangent to the 25 foot radius; thence along the 25 foot radius in a Southwesterly direction a distance of 44.31 feet, more or less, to the point at which the 25 foot radius becomes tangent to a line parallel to 12th Avenue South; thence along a line parallel to 12th Avenue South, in a Southerly direction a distance of 26 feet, more or less, to the Southern property line of said parcel; thence along the Southern property line of said parcel in a Westerly direction a distance of 10 feet, more or less, to the Eastern margin of 12th Avenue South, thence along the Eastern margin of 12th Avenue South, in

a Northerly direction a distance of 52 feet, more or less, to the point of beginning and containing 731.75 square feet, more or less.

Being the same property conveyed to Terri L. Foote and Dennis Foote, wife and husband by Warranty deed from Ben Martel and wife, Kristin Martel of record in Instrument No. 20140402-0027372 Register's Office for Davidson County, Tennessee, dated March 31, 2014 and recorded on April 02, 2014.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2012 12th Avenue South, Nashville, TN 37204.

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, unless otherwise herein set out; 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.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of June, 2017.

Terri L. Foote

Dennis Foote

STATE OF COLORADO
COUNTY OF Weld

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Terri L. Foote and Dennis Foote, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 21 day of June, 2017.

Notary Public

My Commission Expires: Aug 24 2020

BENJAMIN BERG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164033049
MY COMM. EXPIRES AUG. 29, 2020