BILL GARRETT, Davidson County
Trans:T20170058888 DEEDWARR
Recvd: 07/10/17 15:44 2 pgs
Fees:13.00 Taxes:647.50

20170710-0069343

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00.

Affiant

Subscribed and sworn to before me this 7th day of July, 2017.

Notary Public
My Commission Expires: 06/24/18

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

17-0305

Address of New Owner:	Send Tax Bills to:	Tax Information:
Shanna McEwen	Mortgage Investors Group	
3114 Hillside Rd	8320 E. Walker Springs Lane, Suite 200	060-04-0-040.00
Nashville, TN 37207	Knoxville, TN 37923	

WARRANTY DEED

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

Carolyn J. Joy, unmarried,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Shanna McEwen, an unmarried woman and Astrid I. Wegner, a married man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Plan of Real Estate of William Phillips, deceased of record in Plat Book 57, Page 21, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, according to a survey made by James A. Hamilton, Jr., surveyor, April 12, 1958, as follows:

Beginning on the Westerly margin of Hillside Road at a point being North 2 degrees 27' East 70 feet from a steel gin in the South boundary line of said Lot No. 2; thence with said Hillside Road North 2 degrees, 27' East 71.34 feet to an iron pin; thence North 85 degrees 30' West 165.05 feet to a corner post; thence South 4 degrees 30' West 71.25 feet; thence Easterly 167 feet, more or less, to the beginning.

Being the same property conveyed to Carolyn J. Joy, unmarried by Warranty deed from Elizabeth Jeanette Cole and husband, Cecil Edward Cole of record in Book 10407, page 501 and re-recorded in Book 10414, Page 908, Register's Office for Davidson County, Tennessee, dated April 1, 1997 and recorded on April 7, 1997. (Value or consideration shown in aforementioned deed $68,000.00.) Being also known as 3114 Hillside Rd Nashville, Tennessee 37207.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3114 Hillside Rd, Nashville, TN 37207.**

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 7th day of July, 2017.

Carolyn J. Joy

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 **Carolyn J. Joy, unmarried**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of July, 2017.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18