WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170058907 DEEDWARR
Recvd: 07/10/17 15:50 2 pgs
Fees:13.00 Taxes:1378.25

20170710-0069353

G-VRES-17-1115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $372,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8-31-2020

(AFFIX SEAL)

WILSON COUNTY TENNESSEE NOTARY PUBLIC PATRICIA J PARSONS STATE OF

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kyle A. Krist	MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	**082-04-0-065.00**
1115 North 8th Street	8320 E WALKER SPRINGS CN #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RYAN JAMES FELL AND ASHLEY GAETH FELL, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KYLE A. KRIST, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 317 and the Southerly 12 feet of Lot No. 318 on the Plan of Oakwood Park, of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 317 and the Southerly 12 feet of Lot No. 318 adjoin and front together 43 feet on the Easterly side of North 8th Street and extend back between parallel lines 165 feet to a dead line in the rear.

Being the same property conveyed to Ryan James Fell and Ashley Gaeth Fell, husband and wife by Warranty deed from Daniel C. Maclea, IV and Chae D. Logan, husband and wife of record in Instrument No. 20140417-0032132 Register's Office for Davidson County, Tennessee, dated April 11, 2014 and recorded on April 17, 2014.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1115 North 8th Street , Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 7th DAY OF JULY, 2017.

Ryan James Fell by John Gleaves,
Attorney in Fact

Ashley Gaeth Fell by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of RYAN JAMES FELL AND ASHLEY GAETH FELL, and who acknowledged he/she/they executed the same as the free act and deed of the said RYAN JAMES FELL AND ASHLEY GAETH FELL.

Witness my hand and official seal, this the 7th of July, 2017.

Notary Public
My Commission Expires: 8-31-2020
(SEAL)

PATRICIA J PARSONS
NOTARY PUBLIC
STATE OF TENNESSEE
WILSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212