BILL GARRETT, Davidson County
Trans:T20170061874 DEEDWARR
Recvd: 07/19/17 15:40 2 pgs
Fees:13.00 Taxes:1213.60
20170719-0072942

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $328,000.00

Affiant

Subscribed and sworn to before me, this the 18th day of July, 2017.

Notary Public

My commission expires: 7-2-18

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:
Andrew Whitlock	Mortgage Investors Group	
320 Lynn Drive	8320 E. Walker Springs Lane #200	147-01-0-083.00
Nashville, TN 37211	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, **JARED M. MCCOIG AND LEAH P. MCCOIG, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ANDREW WHITLOCK, AN UNMARRIED MAN**, 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. 347 on the Plan of Section Three, Caldwell Hall of record in Plat Book 2900, Page 131, 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 Shannon Tipton Neese, an individual by Cash deed from Alphonso Jackson, Secretary for Secretary for Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20060831-0107407 Register's Office for Davidson County, Tennessee, dated August 17, 2006 and recorded on August 31, 2006.

Being the same property conveyed to Robert Hatch and wife, Shannan Tipton Hatch by Quitclaim deed from Shannan Tipton Hatch (f/k/a Shannon Tipton Neese) of record in Instrument No. 20121115-00105514 Register's Office for Davidson County, Tennessee, dated November 14, 2012 and recorded on November 15, 2012.

Being the same property conveyed to Jared M. McCoig and Leah P. McCoig, husband and wife by Warranty deed from Robert Hatch and wife, Shannan Tipton Hatch of record in Instrument No. 20160201-0009708 Register's Office for Davidson County, Tennessee, dated January 28, 2016 and recorded on February 01, 2016.

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 320 Lynn Drive, Nashville, TN 37211.

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 18th day of July, 2017.

Jared M. McCoig

Leah P. McCoig

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jared M. McCoig and Leah P. McCoig, 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 18th day of July, 2017.

Notary Public

My Commission Expires: 7-2-18

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 2, 2018