Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $342,000.00.

Affiant

Subscribed and sworn to before me, this the 17th day of July, 2017.

Notary Public

My commission expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES 5-3-2021

BILL GARRETT, Davidson County
Trans:T20170063343 DEEDWARR
Recvd: 07/24/17 15:25 2 pgs
Fees:13.00 Taxes:1265.40
20170724-0074737

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 Schlicker Elizabet McDonald	MORTGAGE INVESTORS GRP	
533 Eastboro Drive	8320 E WALKER SPRINGS LN STE 200	091 090 OC 001.00
Nashville, TN 37209	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, **NEIL SMITH AND WIFE, TARA S. SMITH AND ALAN STRAUSS AND WIFE, LAURA B. STRAUSS, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW SCHLICKER AND ELIZABET MCDONALD, 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 Unit No. A, together with the appurtenant interest in the common elements of Eastboro Cottages, a Horizontal Property Regime with private elements established by Declaration in Instrument Number 20121219-0117048, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot Number 26 on the Plan of E.T. Brown's Subdivision, of record in Plat Book 332, Page 116, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Neil Smith and wife, Tara S. Smith and Alan Strauss and wife, Laura B. Strauss by Warranty Deed from Bradley Scott, LLC of record in Instrument Number 20130610-0058537 Register's Office for Davidson County, Tennessee, dated June 07, 2013 and recorded on June 10, 2013.

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 533 Eastboro Drive, Nashville, TN 37209.

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 17th day of July, 2017.

Neil Smith

Tara S. Smith

Alan Strauss by Tara S. Smith
his attorney-in-fact

Alan Strauss by Tara S. Smith
his attorney-in-fact

Laura B. Strauss by Tara S. Smith
her attorney-in-fact

Laura B. Strauss by Tara S. Smith
her attorney-in-fact

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 Neil Smith and Tara S. Smith, individually and as attorney if fact for Alan Strauss and Laura B. Strauss, 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 17th day of July, 2017.

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Notary Public