WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170065323 DEEDWARR
Recvd: 07/31/17 10:56 2 pgs
Fees:13.00 Taxes:1069.30
20170731-0077254

G-VRES-17-919

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2017.

Notary Public

MY COMMISSION EXPIRES: 07/06/20

(AFFIX SEAL)

DIANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
Aysha M. Martinez	**Mortgage Investors Group**	
(NAME)	(NAME)	
919 Sharpe Avenue	**8320 East Walker Springs Lane**	**083-01-O-062.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**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, **WAYNE JAMES INVESTMENTS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AYSHA M. MARTINEZ, UNMARRIED,** 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. 22 on the Plan of Zack Q. Myer's Subdivision of Part of the Wood Property, as shown by plat of record in Book 547, Page 189, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Wayne James Investments, LLC, by Warranty Deed from Jeffery S. Miller and Julie E. Miller, recorded February 15, 2017 in Instrument No. 20170215-0015488 and further being part of the same property conveyed to Jeffery S. Miller and Julie E. Miller, husband and wife, by Warranty Deed from Estaine K. Brockette, unmarried, recorded April 25, 2014 in Instrument No. 20140425-0034930, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 547, Page 189, Register's Office for Davidson County, Tennessee.
- Driveway Easement of record in Instrument No. 20170505-0044789, Register's Office for Davidson County, Tennessee.

- County Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **919 Sharpe Avenue, Nashville, Tennessee 37206**.

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 26th DAY OF JULY, 2017.

Wayne James Investments, LLC

BY: _____
Gregory W. Odom
Authorized Agent

STATE OF Georgia

COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GREGORY W. ODOM, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of WAYNE JAMES INVESTMENTS, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of July, 2017.

_____
Notary Public
My Commission Expires: 7-1-19
(SEAL)

ELIZA K LOWE NOTARY PUBLIC DEKALB COUNTY GEORGIA EXPIRES July 1, 2019

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