Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1232

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of August, 2017.

Notary Public
Commission Expires: 4-10-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Noah Abrams 4180 Blueberry Hill Road Nashville, TN 37218	Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville, TN 37923	038-00-0-173.00

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, I/WE,

Shana Ferrigan, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Noah Abrams, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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 Tract 3 as described according to a boundary survey by Ray G. Cole, Job No. 91-289, dated April 8, I991, as follows:

Beginning at an iron pin set in the Easterly margin, 25.0 feet from the center line of Blueberry Hill Road, the most Northwest corner of this tract, and being a corner to Gary E. Simpson Property, of record in Deed Book 4957, Page 195, Register's Office for Davidson County, Tennessee; thence from said beginning point and leaving said road, North 66 degrees 09' 15" East 1178.22 feet to an iron pin set, corner to said Simpson and in the line of Kirkland W. Todd, Jr.; thence with the line of said Todd, South 84 degrees 11' 04" East 122.47 feet to an existing iron pipe in the line of said Todd and a corner to Scott Moore; thence with the line of said Moore South 03 degrees 04' 51" West passing an iron pin set at 68.19 feet and in all a total of 78.70 feet to a point in a branch, corner to said Moore; thence continuing with the line of said Moore South 39 degrees 38' 50" West 96.07 feet to an iron pin set in the line of said Moore; thence South 66 degrees 10' 56" West 1200.18 feet to an iron pin in the margin of said Blueberry Hill Road; thence with the margin of said road, North 11 degrees 43' 54" West 177.00 feet to the beginning, containing 5.01 acres, more or less.

Being the same property conveyed to Shana Ferrigan, a single woman by Warranty deed from Slain J. Wilde of record in Instrument No. 20150410-0031514 Register's Office for Davidson County, Tennessee, dated April 03, 2015 and recorded on April 10, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

BILL GARRETT, Davidson County
Trans:T20170068382 DEEDWARR
Recvd: 08/08/17 11:00 2 pgs
Fees:13.00 Taxes:1942.50
20170808-0081047

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4180 Blueberry Hill Road, Nashville, TN 37218.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4th day of August, 2017.

Shana Ferrigan

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Shana Ferrigan** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this 4th day of August, 2017.

Notary Public
My Commission Expires: _____



(Notary Seal)