WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/11/17 16:12 3 pgs
Fees:18.00 Taxes:1295.00
20170811-0082746

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of July, 2017.

Notary Public Christy Michelle Jones

MY COMMISSION EXPIRES: 2/27/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve Crooks (NAME)	Mortgage Investor Group (NAME)	093-06-0A-213.00-CO
12 Reynard Place (ADDRESS)	3520 E Walker Springs Lane Ste 200 (ADDRESS)	
Hillsborough, TN 27278 (CITY) (STATE) (ZIP)	Knoxville TN 37923 (CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Daniel Coblentz and wife, Joana Coblentz, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Steve Crooks and wife, Lori Crooks, 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:

A certain condominium apartment in the First Civil District of Nashville, Davidson County, Tennessee, known as Unit No. 1417 of the Horizontal Property Regime of Encore, a Residential Condominium pursuant to Master Deed for Encore, a Residential Condominium of record as Instrument No. 20080225-0018429 and Master Deed for Encore, a Master Condominium of record as Instrument No. 20080225-0018425, Register's Office for Davidson County, Tennessee, to which referenced is made for a more complete description.

Being the same property conveyed to Daniel Coblentz and wife, Joana Colblentz by Warranty deed from John L. Hall and wife, Helen Hall and Eric S. Patton and wife, Jennafer Patton and Guy F. McIntyre and wife, Carlene McIntyre of record in Instrument No. 20140820-0075490 Register's Office for Davidson County, Tennessee, dated August 6, 2014 and recorded on August 20, 2014.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 301 Demonbreun Street, Unit 1417, Nashville, TN 37201
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 our hands this 7th day of July, 2017.

Daniel Coblentz

Joana Coblentz

STATE OF Alabama

COUNTY OF Limestone

On this 6th day of July, 2017, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Daniel Coblentz and Joana Coblentz**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and ~~year~~ above written.

My Commission Expires:

Notary Public

Khrista Dees
Notary Public, Alabama State at Large
My Commission Expires
October, 22 2017

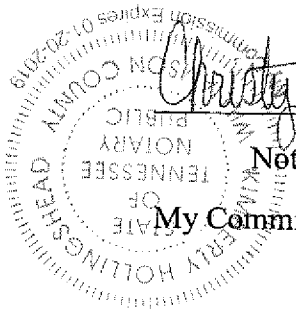
Certification of Authority

I, Kim Hollingshead, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Kim Hollingshead, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Christy Michelle Jones
Notary Public
My Commission Expires: 2/27/21

[Notary Seal]

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the County Register. Electronic documents registered by County Registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).