WARRANTY DEED

WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M17U683

BILL GARRETT, Davidson County
Trans:T20170071872 DEEDWARR
Recvd: 08/18/17 11:01 2 pgs
Fees:13.00 Taxes:1609.13

20170818-0085036

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $434,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF August, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DEBORAH L. BISSELL PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cassie Lane	Mortgage Investors Group	
(NAME)	(NAME)	
4900 Kentucky Avenue	8320 E Walker Springs Lane #200 mail Stop 200	91-7 379
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JAYGOPAL NAIR, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASSIE LANE, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HER 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. 801 on the No. 1 Plan of West Nashville, of record in plat Book 57, pages 74-75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jaygopal Nair, married by deed from Lone Oak, LLC, of record in Instrument No. 20140107-0001813, Register's Office for Davidson County, Tennessee.

Grantor warrants that he has never lived in this property as a married person and that the said property is not subject to any marital rights therein.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 4900 Kentucky Avenue, Nashville, TN 37209
(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 my hand this 11 day of August, 2017

JAYGOPAL NAIR

STATE OF Nevada
COUNTY OF Clark

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jaygopal Nair, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of August, 2017. by Jaygopal Nair

Commission expires: 10/19/2020

Notary Public

KEVIN COOMBS
Notary Public - State of Nevada
County of Clark
APPT. NO. 16-3983-1
My App. Expires Oct. 19, 2020

(seal)