Bill Garrett Davidson County
Batch# 647 DEEDWARR
09/13/2017 03:30:42 PM 2 pgs
Fees: $13.00 Taxes: $932.40

20170913-0093744

WARRANTY DEED

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12TH day of SEPTEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Mike Tyler and Justine Tyler	MORTGAGE INVESTORS GRP	136 06 0 044.00
(NAME)	(NAME)	
3544 Colony Point West	8320 E WALKER SPRINGS LN STE 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Fifty-Two Thousand And No/100 Dollars ($252,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ruth A. Hobbs and husband, Brandon D. Hobbs**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Mike Tyler and Justine Tyler**, 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:

Being Lot No. 247, Section Five Priest Lake Park, as shown on plan of record in Plat Book 4460, page 174, 175 and 176, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ruth A. Hobbs and husband, Brandon D. Hobbs by Warranty Deed from Justin Curtis and wife, Heather Curtis and Daniel P. Curtis and wife, Jenny Curtis dated June 3, 2013 and recorded June 11, 2013 as Instrument No. 201306110059411, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3544 Colony Point West, Nashville, TN 37217

File Number: NAT-175717SSO

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, has 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 11 day of Septemb, 2017

Ruth A. Hobbs

Brandon D. Hobbs

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ruth A. Hobbs and husband, Brandon D. Hobbs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of September, 2017.

Notary Public

My Commission Expires: 7.17.21

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: NAT-175717SSO