WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $242,000.00.

Affiant

Subscribed and sworn to me on 09/15/17.

NOTARY PUBLIC
My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Bill Garrett Davidson County
Batch# 2026 DEEDWARR
09/18/2017 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $895.40
20170918-0095521

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Charles M. Draper 2021 9th Ave N Nashville, TN 37208	Mortgage Investors Group 8320 East Walker Springs Lane Suite 200 Knoxville, TN 37923	081-03-0-295.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Brittney Forrister, an unmarried woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Charles M. Draper, an unmarried man, hereinafter called **"GRANTEE,"** his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the Southerly 42 feet of Lot No. 29 on the Plan of the subdivision of Lot No. 11, J.C. Owen's Buena Vista Lots of Record in Book 57, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Said part of Lot No. 29 fronts 42 feet on the Westerly side of 9th Avenue North, formerly Buena Vista Street, and extends back between parallel lines 129 feet to an alley.
>
> Being the same property conveyed to Brittney Forrister, an unmarried woman, by Warranty Deed, from Brian D. Glasser dba BDG Construction and Brian D. Glasser, individually, dated August 16, 2016, of record in Instrument No. 20160817-0086007, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 2021 9th Ave N, Nashville, Tennessee 37208.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is 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 GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 09/15/17.

Brittney Forrister

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 09/15/17, before me personally appeared Brittney Forrister, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on 09/15/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017



Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017