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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

Bill Garrett Davidson County
Batch# 4074 DEEDWARR
09/25/2017 10:54:56 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20170925-0097864

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this 15th day of September, 2017.

Notary Public
My Commission Expires: 3/3/19

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

17-0435

Address of New Owner:	Send Tax Bills to:	Tax Information:
Bryan Elliott Bell	Mortgage Investors Group	093-06-J-059.00
415 Church St Apt 1312	8320 E. Walker Springs Lane, Suite 200	
Nashville, TN 37219	Knoxville, TN 37923	

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, we **John McShane and Diane McShane, husband and wife** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Bryan Elliott Bell, an unmarried man and Cynthia Bell, a married woman, as tenants in common with rights of survivorship** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 1312 of the Viridian Condominiums, a horizontal property regime, pursuant to Master Deed of record in Instrument No. 20061004-0122833, as amended in Instrument No. 20061004-0122834, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to John McShane and Diane McShane, husband and wife, by deed from Mariette L. Dawson, unmarried, of record in Instrument Number 20141117-0105830, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **415 Church St Apt 1312, Nashville, TN 37219.**

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 15th day of September, 2017.

John McShane

Diane McShane

STATE OF Illinois
COUNTY OF Logan

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **John McShane and Diane McShane**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Lincoln, Illinois, this 15th day of September, 2017.

Notary Public

My Commission Expires: 3/12/2019

OFFICIAL SEAL
ALLYSON G. RUBLE
Notary Public - State of Illinois
My Commission Expires 3/12/2019