WARRANTY DEED

Bill Garrett Davidson County
Batch# 23161 DEEDWARR
11/07/2017 10:36:24 AM 2 pgs
Fees: $13.00 Taxes: $701.51

20171107-0114458

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,595.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 5/6/19

(AFFIX SEAL)

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Aaron Bruce	Mortgage Investors Group	133 12 0 160.00
(NAME)	8320 East (NAME) Gallaher Springs Lane	
245 Elysian Fields Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(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, Meagan Benefield, married know being known as Meagan Danish, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Aaron Bruce, an unmarried man and Stanley R. Mills and Debra A. Bruce, husband and wife, 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:

LAND in Davidson County, Tennessee, being Lot No. 38 on the Plan of Valley View Meadows, Section Three, as of record in Plat Book 3700, Page 93, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Meagan Benefield, unmarried, by Cash Deed from Secretary for Secretary of Housing and Urban Development, as of record in Instrument No. 20071018-0123590, Register's Office for Davidson County, Tennesee.

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 Grantees herein.

THIS instrument is being executed in behalf of Megan Danish pursuant to a Power of Attorney, executed on ____ day of October, 2017, of record in Instrument No. 20171107-0114457, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 245 Elysian Fields Road, Nashville, TN 37211
(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 23rd day of October, 2017.

Jamie Danish

Meagan Danish
By: Jamie Danish
Jamie Danish, Her Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Jamie Danish, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of October, 2017.

Notary Public

My Commission Expires: 1-20-19

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Jamie Danish, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Meagan Danish as her Attorney-in-Fact and who acknowledged the execution of the same to be the free act and deed of Meagan Danish under said Power of Attorney.

Witness my hand and official seal, this 23rd day of October, 2017.

Notary Public

My Commission Expires: 1-20-19

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

RETURN TO CONCORD TITLE

CONCORD TITLE
3000 Meridian Blvd.
Suite 140
Franklin, TN 37067