WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M177141

Bill Garrett Davidson County
Batch# 23733 DEEDWARR
11/08/2017 12:33:58 PM 2 pgs
Fees: $13.00 Taxes: $777.00

20171108-0115055

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of November, 2017.

Notary Public

My commission expires: 4-28-19

THIS INSTRUMENT PREPARED BY:
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Michael Gary Loftis II	Mortgage Investors Grap	137-13-0A-067.00-CO
3921 Waterford Way	9320 East Walker Springs Ln, Ste. 200	
Nashville, TN 30713	Knoxville, TN 37923	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Wayne Lawler and Jamie Sommers Lawler, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Michael Gary Loftis II, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Final Plat, Sectoin Two, Peninsula Point, A Planned Unit Development of record in Plat Book 8250, Page 733, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Wayne Lawler and Jamie Sommers Lawler, husband and wife by Warranty deed from Diana Vraney of record in Instrument No. 20150629-0062139 Register's Office for Davidson County, Tennessee, dated June 24, 2015 and recorded on June 29, 2015.

This is improved property known as **3921 Waterford Way, Nashville, TN 30713.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 3rd day of November, 2017.

Wayne Lawler

Jamie Sommers Lawler

STATE OF TENNESSEE
COUNTY OF RUTERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Wayne Lawler and Jamie Sommers Lawler, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 3rd day of November, 2017.

Lisa K R Wagner
Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 70170466

SP 11/2015