FILE BOX 8

WARRANTY DEED

Bill Garrett Davidson County
Batch# 48952 **DEEDWARR**
01/18/2018 02:25:48 PM 2 pgs
Fees: $13.00 Taxes: $1,313.50

20180118-0005414

File No.: ALW-17-5209

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Kramer	MORTGAGE INVESTORS GROUP	09115010700
(NAME)	(NAME)	
5209 Park Avenue	750 OLD HICKORY BLVD, STE 130	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **JENNIFER M. EBERLE AND ROBERT TODD NORDMEYER, WIFE AND HUSBAND,** herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **JOHN KRAMER, A MARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE,** described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 7 on the RealtySavings Bank and Trust Company Revised Plan of Western Extension of Charlotte Park Company, First Addition, of record in Book 421 Page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the Southerly margin of Park Avenue, formerly First Avenue, at a point 55 feet Easterly from the Easterly margin of 53rd Avenue North, formerly 12th Street; thence with the Southerly margin of said Avenue, Easterly 55 feet; thence South parallel with 53rd Avenue North 162.5 feet to a point half way to Elkins Avenue; thence Westerly parallel with Park Avenue, 55 feet Easterly from the Easterly margin of 53rd Avenue North; thence Northerly 162.5 feet to the point of Beginning.

Being the same property conveyed to Jennifer M. Eberle, unmarried by Warranty Deed from Shawn T. Henderson and wife, Cynthia G. Henderson, recorded on the 8th day of April, 2008 in Instrument No. 20080408-0035599, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5209 Park Avenue, Nashville, TN 37209
(House Number) (Street) (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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 16th day of January, 2018.

Jennifer M. Eberle

Robert Todd Nordmeyer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer M. Eberle and Robert Todd Nordmeyer, wife and husband, the within named 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.

Witness my hand and official seal, this the 16th day of January, 2018.

Notary Public
My Commission Expires: March 10/2019

(SEAL)

AMY L. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-10-2019

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171