Bill Garrett Davidson County
Batch# 51823 DEEDWARR
01/26/2018 09:51:11 AM 2 pgs
Fees: $13.00 Taxes: $1,276.50
20180126-0008300

File No. 18-01-15569

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
Samantha Chao and William Erwin 1009 N 2nd Street Nashville, TN 37207	Mortgage Investor's Group 8320 East Walker Springs LN Knoxville, TN 37923	Map and Parcel 08203012800
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Mark Edward Stout, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto Samantha Chao, a single person and William Erwin, a single person, as tenants in common with right of survivorship (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 8 of the W.T. Fitzpatrick's Re-Subdivision of Lots 15 to 22 and ten feet of Lot No. 14 inclusive of the Benedict Land Company's Subdivision recorded in Plat Book 421, page 76, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Mark Edward Stout from Barbara Terrell Stout by Quitclaim Deed of record in Instrument No. 20110125-0006896, said Register's Office for Davidson County, Tennessee.

This is improved property commonly known 1009 N 2nd Street, Nashville, Tennessee 37207.

This conveyance is subject to the following:
1. Taxes for the year 2018 and subsequent years for Davidson County.
2. To all matters as disclosed on plat of record in Book 412, page 76, said Register's Office for Davidson County, Tennessee.
3. Department of Codes Administration Restrictive Covenants for Detached Structure recorded in Instrument Number 20020326-0036293, said Register's Office for Davidson County, Tennessee.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $345,000.00.
(
(
(Subscribed and sworn to before me
(this _____ day of January, 2018.
(
(
(My Commission Expires: 10/1/2020

Affiant

Notary Public

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor 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 set forth hereinabove.

And Grantor is further covenant and bind himself, his heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 25th day of January, 2018.

Mark Edward Stout
MARK EDWARD STOUT

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 25th day of January, in the year 2018, before me the undersigned, personally appeared Mark Edward Stout, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he, executed the foregoing instrument for the purpose therein contained.

My Commission Expires: May 3, 2021

Notary Public

ROBERT NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021