Bill Garrett Davidson County Batch# 65221 DEEDWARR 03/05/2018 03:14:30 PM 3 pgs Fees: $18.00 Taxes: $1,202.13 20180305-0020734	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $324,900.00. Affiant Subscribed and sworn to before me, this the 2nd day of March, 2018. Notary Public My commission expires: 5/30/21

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ELIZABETH PASCHALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Lori J. Stooksberry	Franklin American Mort	**081032A00100CO**
1022 A Kellow Street	6100 Tower Circle, Ste	600
Nashville, TN 37208	Franklin, TN 37067	

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, WE,

InvestSouth, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lori J. Stooksberry, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain townhome located in Davidson County, Tennessee, being Unit No. A of 1022 Kellow Street Townhomes, a Horizontal Property Regime with Private Elements, as established by declaration of record in Instrument Number 20170607-0057199, in the Register's Office for Davidson County, Tennessee, and being shown on plat attached thereto as Exhibit B in said register's office to which reference is here by made for a more complete description of the property.

Being a portion of the same property conveyed to InvestSouth, LLC, a Tennessee Limited Liability Company by Warranty Deed from Monica Breedlove, unmarried of record in Instrument No. 20170502-0043141, Register's Office for Davidson County, Tennessee, dated April 28, 2017 and recorded on May 02, 2017.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (X) unimproved (____) property known as 1022 A Kellow Street, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), 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 HANDS EFFECTIVE AS OF 2nd day of March, 2018:

B - Brandon C. Knox

InvestSouth, LLC, a Tennessee Limited Liability Company

By: Brandon Knox, Member

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brandon Knox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be Member of InvestSouth, LLC, a Tennessee llc, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 2nd day of March, 2018.

My Commission Expires: 9/7/2020

Alyssa Rayne
Notary Public

20181078R



True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

