WARRANTY DEED

Bill Garrett Davidson County
Batch# 65812 DEEDWARR
03/06/2018 11:50:10 AM 2 pgs
Fees: $13.00 Taxes: $677.10
20180306-0021036

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP AND PARCEL NUMBERS
Joel Porter	Mortgage Investors Group	43-13-316.00
(NAME)	(NAME)	
324 Hickory Street	8320 East Walker Springs Lane, Suite 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Brian D. Holl, and wife, Katherine Loehrer, Gerald R. Holl, and wife, and Lynn M. Holl,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Joel Porter and Megan Porter, 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. 25 of Block "D" on the Map of Crittenden Estates, as of record in Book 974, Page 69, Register's Office for said County, as follows:

Said Lot No. 25 fronts 50 feet on the south side of Hickory Street, formerly Oak Street and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Brian D. Holl, unmarried, Gerald R. Holl and wife, Lynn M. Holl, and Katherine Loehrer, unmarried, from JTG Family, LLC, a Tennessee Limited Liability Company dated December 23, 2014 and recorded December 30, 2014 in Instrument No. 20141230-0118776, Register's Office for Davidson County, Tennessee. Brian D. Holl and Katherine Loehrer are now husband and wife.

This conveyance is made subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and compete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 324 Hickory Street, Madison, TN 37115
(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 my/our hands this 27th day of February, 2018.

Brian D. Holl

Gerald R. Holl by Brian D. Holl, attorney in fact

Katherine Loehrer

Lynn M. Holl by Brian D. Holl, attorney in fact

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

On this 27th day of February, 2018, before me personally appeared, **Brian D. Holl**, 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 **Gerald R. Holl and Lynn M. Holl**, and acknowledged that he executed the same as the free act and deed of **Gerald R. Holl and Lynn M. Holl.**

WITNESS my hand and seal this 27th day of February, 2018.

Notary Public Robert L. Scruggs

My Commission Expires: _____

File No.: 38624

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021

State of Tennessee
County of Davidson

On this 27th day of February, 2018, before me personally appeared Brian D. Holl** to me known to be teh person (or persons) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free ace act and deed. ** and Katherine Loehrer

WITNESS my hand and seal this 27th day of February, 2018.

My Commission Expires: _____

Notary Public

ROBERT L. SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires March 8, 2021