WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 12/1/2020

(AFFIX SEAL)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Bill Garrett Davidson County
Batch# 70088 DEEDWARR
03/16/2018 09:20:18 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20180316-0024914

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 NUMBER
Rex Runyeon	Mortgage Investors Group	82-7-71.00
(NAME)	(NAME)	
825 Stockell Street	8320 East Walker Springs Lane Suite 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Knoxville, TN 37923	

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, I, **Casey Bergh,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Rex Runyeon, an unmarried man,** 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. 77 on the Map of Dr. D. S. Lindsley's Addition to Edgefield of record in Book 57, page 25, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Casey Bergh by deed from Colter Bergh, dated October 3, 2017, and filed of record in Instrument No. 20171012-0104817 on October 12, 2017, said Register's Office.

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 825 Stockell Street, Nashville, TN 37207
(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 15th day of March, 2018.

Casey Bergh

ACKNOWLEDGMENT

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Casey Bergh**, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Notary Public

My Commission Expires: _____

File No.: 38694

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