This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $228,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 16th day of March, 2018.

Notary Public
My commission expires: 12/1/2020

Bill Garrett Davidson County
Batch# 70504 DEEDWARR
03/19/2018 11:01:09 AM 2 pgs
Fees: $13.00 Taxes: $843.60
20180319-0025555

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Keith Dennison 1430 Bell Rd. 107 Nashville, TN 37211	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923	081-06-0447.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, KIRT HUNT AND BRITTANY ANN HUNT, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KEITH DENNISON, AN UNMARRIED MAN, AND ANASTACIA PETERS, AN UNMARRIED WOMAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 13 on the Plan of the Subdivision of a part of the Lot No. 16 of the Nichol Property, as a record in Plan Book 2, Page 49, Chancery Court at Nashville. Said Lot No. 13 fronts 50 feet on the Southerly side of St. Louis, formerly Visalia Street, and runs back between parallel lines, 150 feet to an alley.

Being same property conveyed to Kirt Hunt and Brittany Ann Hunt, husband and wife, by deed from Kirt Hunt, dated 11/22/2017 of record and instrument no. 20171128-012116, Register's Office for said county.

Also being all of the same property conveyed to Kirt Hunt, unmarried, by deed from Delta Capital Management, LLC, of record in Instrument No. 20141124-0108282, dated 11/20/2014, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2307 Saint Louis 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

AP by KH

Witness my hand this the 16th day of March, 2018.

Kirt Hunt

Brittany Ann Hunt

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kirt Hunt and Brittany Ann Hunt, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

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

My commission expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY