Bill Garrett Davidson County
Batch# 75604 DEEDWARR
04/02/2018 03:37:44 PM 2 pgs
Fees: $13.00 Taxes: $897.25
20180402-0030651

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/7/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Remi Joffray and Chelsea Williams	Mortgage Investors Group	11906016300
(NAME)	(NAME)	
56 Jay Street	8320 E. Walker Springs Lane #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	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, **James Stephens, III and Melissa B. Stephens, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Remi Joffray, an unmarried man and Chelsea Williams an unmarried woman, joint tenants with right of survivorship,** 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. 96, on the Plan of Part of the W. C. Miller Home Place, Sterling Heights, Section Three, of record in Book 1424, Page 113, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Stephens, III and Melissa B. Stephens, husband and wife by deed dated July 21, 2014 from Gary L. Fernberg and wife, Carolyn D. Fernberg of record in Instrument No. 20140728-0066989, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 56 Jay Street, Nashville, TN 37210
(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 30th day of March, 2018.

James Stephens, III

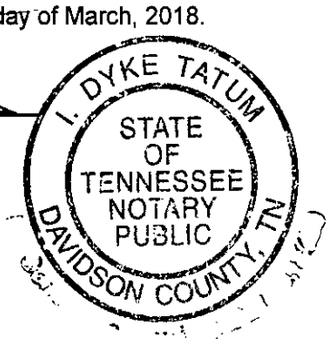
Melissa B. Stephens

State of Tennessee
County of Davidson

On this 30th day of March, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared James Stephens, III and Melissa B. Stephens, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 30th day of March, 2018.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021



File No.: 18-Joffray