WHEN RECORDED RETURN
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-18-2010

Bill Garrett Davidson County
Batch# 96019 DEEDWARR
05/23/2018 01:06:45 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20180523-0049443

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $240,000.00

Affiant

Subscribed and sworn to before me, this 21st day of May, 2018.

Notary Public

My commission expires:
July 6, 2020

BRIA I SAWYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Julie Paul **Eleazal Niyonizera**	**Mortgage Investors Group**	**04111001900**
4036 Sussex Drive	**8320 East Walker Springs Lane**	
Nashville, TN 37207	**Knoxville, TN 37923**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Erin Deason AKA Erin Walters, a married person and Sloan Walters, a married person, tenants in common with the right of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Julie Paul and Eleazal Niyonizera, wife and husband

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. 353, Section A, Bellshire Estates, as shown on plat of record in Plat Book 2331, pages 115-116, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erin Deason, a single person, and Sloan Walters, a single person, tenants in common with the right of survivorship, by Warranty Deed from Nancy S. Rice, and husband Charles O. Rice, dated October 25, 2011, of record in Instrument No. 20111027-0083541, Register's Office for Davidson County, Tennessee. Erin Deason has since married and is now known as Erin Walters. Erin Deason and Erin Walters are one and the same person.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 4036 Sussex Drive, Nashville, TN 37207.

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 in 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.

Erin Walters Date: 5.18.18
Erin Walters

Sloan Walters Date: 5.18.18
Sloan Walters

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Erin Walters and Sloan Walters, 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 he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this _____ day of _____, _____.

KATHRYN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

K Smith
NOTARY PUBLIC

My Commission Expires: 11-03-2020