Bill Garrett Davidson County
Batch# 101183 DEEDWARR
06/06/2018 03:22:30 PM 3 pgs
Fees: $18.00 Taxes: $777.00
20180606-0054462

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00

Affiant

Subscribed and sworn to before me, this 31st day of May, 2018

Notary Public

My commission expires: 3/3/19

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alexander R. Lehr **Jessica M. Crane**	Mortgage Investors Group	07009007700
3227 Curtis Street	8330 East Walker Springs Ln. Suite 200	
Nashville, TN 37218	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,

Jacob Bobinger, married, and Kristin Bobinger, married, as tenants in common with rights of survivorship

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

Alexander R. Lehr and Jessica M. Crane, both unmarried with rights 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 described according to a survey made by Draper surveying service, February 1, 1966, as follows: Beginning at an iron pin South 22 degrees 30' West 240 feet from the center line of Curtis Street, the said center line of Curtis Street being 735 feet West of Westerly margin of Alpine Street, and running thence; North 67 degrees 30' West 185.1 feet to an iron pin; thence South 22 degrees 30' West 258 feet to an iron pin in the northeasterly margin of Houston Street; thence South 67 degrees 30' East 184.1 feet to an iron pin; thence North 22 degrees 30' East 258 feet to the beginning. And including all of Grantor's Right, title, and interest in an to an easement for Ingress and Egress 24.1 feet wide and 218 feet long, running from Curtis street and to the land herein conveyed and including all Grantor's Right, Title, and Interest in an to an easement for sewer lines in Book 7389, page 123, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amanda Bobinger, unmarried, and Kristin Ratzlaff, unmarried, as tenants in common with rights of survivorship, by Warranty Deed from Shukhrat Polvonov, unmarried, dated April 19, 2013, of record in Instrument No. 20130424-0040672, Register's Office for Davidson County, Tennessee. Amanda Bobinger has since changed names and is now known as Jacob Bobinger and they are the same person referenced in Docket No. 17132 in Chancery Court for Cheatham County, Tennessee. Kristin Ratzlaff is now married and known as Kristin Bobinger.

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 3227 Curtis Street, Nashville, TN 37218.

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.

Jacob Bobinger Date: 5/31/18

Kristin Bobinger Date: 5-31-18

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jacob Bobinger and Kristin Bobinger, 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 31st day of May, 2018.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires: NOV 0 8 2021

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

DEANNA COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY