WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-3-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Hitch III	Mortgage Investors Group	061-12-0-021.00
(NAME)	(NAME)	
1345 Kenwood Drive	8320 East Walker Springs Lane, Suite 220	Bill Garrett Davidson County Batch# 105786 **DEEDWARR** 06/18/2018 11:16:54 AM 2 pgs Fees: $13.00 Taxes: $1,868.50
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Knoxville, TN 37923	20180618-0058277
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Toni Busker, an unmarried woman** , hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James Hitch III and Lauren Hitch, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the City of Nashville, in Davidson County, Tennessee, being Lot No. 18 of Block "H", on the plan of Jackson Park, Section 3, not of record, and described according to a survey made by James A. Hamilton, Jr., Surveyor, December 6, 1948, as follows:
Beginning on the northerly margin of Kenwood Drive at the corner of Lots Nos. 18 and 19. Said beginning point being the southeast corner of the property conveyed to Thomas B. Dean and wife, by deed from Jackson Realty Company, Inc., of record in Book 1716, Page 15, Register's Office for said County; thence with the line between Lot Nos. 18 and 19, and the east line of Lot No. 15; thence with the south line of Lots Nos. 15 and 16, southeastwardly 245 feet, more or less, to the corner of Lots Nos. 16, 17 and 18; thence with the line between Lots Nos. 17 and 18, southwardly 140 feet, more or less, to the northerly margin of Kenwood Drive; thence with the north margin of said Drive westwardly 200 feet, more or less, to the beginning.

Being the same property conveyed to Toni Busker, an unmarried woman by Warranty Deed from Chestina M. Archibald, unmarried, dated 07/31/2015, recorded 08/07/2015, of record in Instrument No. 20150807-0079011, in the Register's Office for Davidson County, Tennessee.

This Conveyance is made subject to the following:

Taxes for 2018 and subsequent years, a lien not yet due and payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 1345 Kenwood Drive, Nashville, TN 37216
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 hand this 15th day of June, 2018.

Toni Busker

State of Tennessee
County of Williamson

Personally appeared before me Toni Busker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2018.

Notary Public
My Commission Expires: 11/14/21

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY