Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0277S-18

Bill Garrett Davidson County
Batch# 106451 DEEDWARR
06/19/2018 11:59:20 AM 2 pgs
Fees: $13.00 Taxes: $1,147.00

20180619-0058920

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

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

Notary Public
My Commission Expires: 1-8-19

Address of New Owner	Send Tax Bills To:	
Richard J. Kesor Melanie R. Kesor 1593 Brockton Lane Nashville, TN 37221	Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville, TN 37923	Map/parcel: 141-05-0A-562.00-CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE

Brian Mandel and Naomi Mandel, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard J. Kesor and Melanie R. Kesor, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 562, on the Final Plat, Avondale, Phase 3, Section 1, of record in Instrument No. 20140728-0066971, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

BEING the same property conveyed to Brian Mandel and Naomi Mandel, husband and wife, by Special Warranty Deed from Dalamar Homes, LLC, dated 8/12/16 and recorded 8/17/16 in Instrument No. 20160817-0085944; and being the same property previously conveyed to Dalamar Homes, LLC by Special Warranty Deed from Avondale Residential, Inc., a Tennessee corporation, dated 2/18/16 and recorded 2/24/16 in Instrument No. 20160224-0017522, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1593 Brockton Lane Nashville, TN, 37221

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 assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of June, 2018

Brian Mandel

Naomi Mandel

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Brian Mandel and Naomi Mandel, 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 (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 15th day of June, 2018

Notary Public

My Commission Expires: 8/22/21

Tammy McCauley
State of Tennessee
Notary Public
Rutherford Co., TN