WARRANTY DEED

Bill Garrett Davidson County
Batch# 110887 DEEDWARR
06/29/2018 11:05:05 AM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20180629-0063066

R-BR-18-7408

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 8/1/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashtyn Drennan and Reid Barker Joe Barker	**Mortgage Investors Group**	
(NAME) **7408 Harness Drive**	(NAME) **8320 East Walker Springs Lane, Suite 200**	**142-02-0-216.00**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **Knoxville, TN 37923**	
(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 consideration, the receipt of which is hereby acknowledged, **CARRIE FLORA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHTYN DRENNAN AND REID BARKER, HUSBAND AND WIFE AND JOE BARKER, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 243 on the Plan of Cross Timbers, Section 5 of record in Plat Book 4175, Page 115, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Nicholas Flora and wife, Carrie Flora by Warranty deed from Joal R. Devendorf and wife, Sarah S. Devendorf of record in Instrument No. 20140703-0058938 Register's Office for Davidson County, Tennessee, dated June 27, 2014 and recorded on July 03, 2014.

Being the same property conveyed to grantor herein by Quitclaim Deed recorded simultaneously hereiwh at 20180629-0063065 said Register's Office.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 4175, Page 115, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4408, Page 761, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7408 Harness Drive, Nashville, Tennessee 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 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 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 hand(s) this the 28th DAY OF JUNE, 2018.

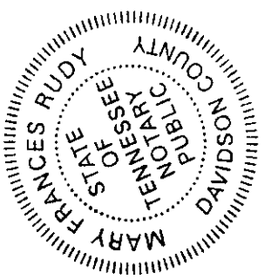
Carrie Flora

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARRIE FLORA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th of June, 2018.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212