Bill Garrett Davidson County
Batch# 127438 DEEDWARR
08/10/2018 10:16:17 AM 2 pgs
Fees: $13.00 Taxes: $1,923.63

20180810-0079072

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN 37203
File No. 1-18-2283

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $519,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-28-19
(AFFIX SEAL)

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF18-060740

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jacob J. Green	Mtg.Investors Group	
(NAME) 1205 McAlpine Avenue	(NAME) 8320 East Walker Springs Ln#200	061-16-0-001.00
(ADDRESS) Nashville, TN 37216	(ADDRESS) Knoxville,TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED NINETEEN THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($519,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, TYLER A. KING, AN UNMARRIED MAN, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JACOB J. GREEN, AN UNMARRIED MAN, 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 West 52.2 feet of Lot No. part of 17 on the Plan of Kennedy & Graves Plan of Monte Vista of record in Plat Book 421, Page 143, 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 Tyler A. King, an unmarried man by Warranty deed from Jonathan Jones, married and Matt Engesath, married of record in Instrument No. 20150312-0021226 Register's Office for Davidson County, Tennessee, dated March 09, 2015 and recorded on March 12, 2015.

THIS CONVEYANCE IS MADE 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, (5) other matters of

public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 1205 McAlpine Avenue, Nashville, TN 37216
(House No.) (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 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 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 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.

Witness my/our hand(s) this the 8th day of August, 2018

Tyler A. King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 8th day of August, 2018, before me personally appeared Tyler A. King, an unmarried man, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 8th day of August, 2018.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

