Bill Garrett Davidson County
Batch# 129759 DEEDWARR
08/16/2018 10:56:42 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00
20180816-0081245

Warranty Deed

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 $280,000.00 Affiant Subscribed and sworn to before me, this the 15th day of August, 2018. Notary Public My commission expires: 12/1/2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Cory Mascari	Mortgage Investors Group	
209 Capitol View Ave.	8320 East Walker Springs Lane Suite 200	060-12-0-095.00
Nashville, TN 37207	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NATHAN L. MCDANIEL AND WIFE, LINDA M. MCDANIEL**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CORY MASCARI, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the west half of Lot No. 97, Capitol View Subdivision, as of record in Plat Book 974, Page(s) 52 and 53, Register's Office for said County.

Said half of Lot No. 97 fronts 50 feet on the northerly side of Capitol View Avenue (Drive) and extends back northerly between lines, 300 feet, more or less, to a dead line, measuring 50 feet on said dead line.

Being the same property conveyed to Nathan L. McDaniel and wife, Linda M. McDaniel by Warranty Deed from Jeff Mabry, a one-half (1/2) undivided interest and Gary Gupton, a one-half (1/2) undivided interest, of record in Instrument No. 20061204-0149252, Register's Office for Davidson County, Tennessee, dated November 16, 2006 and recorded on December 04, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 209 Capitol View Ave., Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do 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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of August, 2018.

Nathan L. McDaniel

Linda M. McDaniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan L. McDaniel and Linda M. McDaniel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2018.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021