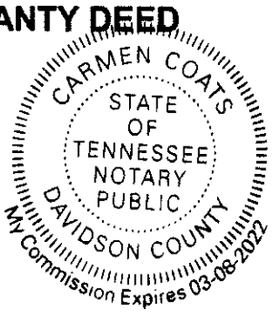
WARRANTY DEED



M-VRES-18-1620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES:

Bill Garrett Davidson County
Batch# 135304 DEEDWARR
08/30/2018 03:14:09 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20180830-0086239

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)
Samantha Puckett and Brian Lafferty	Mortgage Investors Group	
(NAME)	(NAME)	
1620 23rd Ave. N.	8320 E. Walker Springs Lane #200	**081-10-0-357.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	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, **MT RENTAL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAMANTHA PUCKETT, AN UNMARRIED WOMAN AND BRIAN LAFFERTY, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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. 122 on the Plan of S.A. Champion's Subdivision of record in Plat Book 161, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 122 fronts 50 feet on the East side of 23rd Avenue North and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to MT Properties, LLC by Quitclaim deed from Servio Arias and Chris Munday of record in Instrument No. 20160920-0098834 Register's Office for Davidson County, Tennessee, dated August 10, 2016 and recorded on September 20, 2016, Scrivener's Affidavit recorded simultaneously herewith of record in Instrument No. 20180830-0086238 Being the same property conveyed to Servio Arias and Chris Munday, as tenants in common by Warranty deed from C & D Rental Properties, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20151214-0125652 Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 14, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 132, 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: **1620 23rd Ave. N., Nashville, Tennessee 37208**.

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 29th DAY OF AUGUST, 2018.

MT Rental Properties, LLC

BY: _____
Servio T. Arias
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SERVIO T. ARIAS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of MT RENTAL PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th of August, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

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