EN RECORDED RETURN TO
Midtown Title, LLC
704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. K18-2793

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 143903 DEEDWARR
09/21/2018 01:05:40 PM 2 pgs
Fees: $13.00 Taxes: $936.10

20180921-0093808

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$253,000.00.**

Affiant

Subscribed and sworn to before me this 19 day of September, 2018.

Notary Public
My Commission expires: 9-20-21
(Affix Seal)

THIS INSTRUMENT PREPARED BY Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204		
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Scott Collier	Mtg.Investors Group	136-14-0-100
3016 Runabout Drive	8320 East Walker Springs Ln.,#200	
Nashville, TN 37217	Knoxville, TN 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Maria Cortez, a married woman**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **William Scott Collier, unmarried**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 67 on the Plan of Harbour Town Village, Section 1, of record in Plat Book 4675, Pages 3 and 4, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Maria Cortez, a married woman from Music City Financial, LLC by Warranty Deed on April 6, 2018, of record in Instrument Number 20180409-0033457, Register's Office for Davidson County, Tennessee.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 4675, Pages 3 and 4, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4806, Page 807, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3016 Runabout Drive, Nashville, TN 37217**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this September 19, 2018.

Maria Cortez

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Maria Cortez,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 19, 2018

My commission expires 4/1/2021

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY