Karen Y Johnson Davidson County
Batch# 147479 DEEDWARR
10/01/2018 03:30:09 PM 2 pgs
Fees: $13.00 Taxes: $1,720.50
20181001-0097344

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25140

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **465,000.00**.

Kristen Brady
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-3-21

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lindsay A. Haase	MORTGAGE INVESTORS GROUP	
414 Lockland Drive	8320 E. WALKER SPRINGS LN	08310006800
Nashville, TN 37206	SUITE 200 KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Austin Fabel and wife, Kathryn Fabel, formerly known as Kathryn Forsyth,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Lindsay A. Haase, An Unmarried Woman,**

HEREINAFTER CALLED THE GRANTEE, HER 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 all of Lot No. 178, the South 10.00 feet of Lot No. 179, and the North 10.0 feet of Lot No. 177, on the map of McEwen Place of record in Plat Book 332, page 133, Register's Office for Davidson County, Tennessee.

Said Lot and Part of Lots adjoin and front together 50.0 feet on the Westerly side of Allen Street and run back between parallel lines 128.0 feet to an alley.

Being the same property conveyed to Austin Fabel and Kathryn Forsyth, joint tenants with right of survivorship by Warranty deed from Thomas Stickler and Ellen Stickler, FKA Ellen Withrow of record in Instrument No. 20160330-0029911 Register's Office for Davidson County, Tennessee, dated March 28, 2016 and recorded on March 30, 2016. Kathryn Forsyth is now known as Kathryn Fabel.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **414 Lockland Drive, Nashville, TN 37206.**

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 our hands this the 27th day of September, 2018.

Austin Fabel

Kathryn Fabel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Austin Fabel and Kathryn Fabel,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27th day of September, 2018.

My Commission expires: March 3 2020

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE