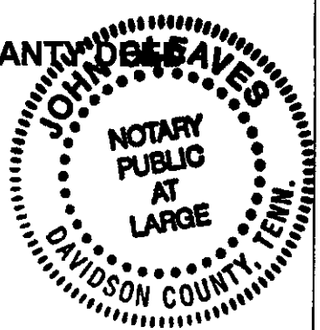
WARRANTY DEED



G-VRES-18-5908A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Y Johnson Davidson County
Batch# 150825 **DEEDWARR**
10/11/2018 02:10:02 PM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20181011-0100976

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Stephen Gray	**Mortgage Investors Group**	
(NAME)	(NAME)	
~~**5908A Morrow Road**~~ 1810 Electric Ave	**8320 East Walker Springs Lane**	**091-06-1I-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN ~~37209~~ 37206	**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, **HUSSAIN CHAGANI AND WIFE, ZOHRA CHAGANI**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN GRAY, AN UNMARRIED MAN**, 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 Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 5908A-5908B Morrow Road Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20170407-0034303 and amended in Instrument No. 20180725-0072645 and being shown on Plat attached thereto as Exhibit "B", 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 Hussain Chagani and wife, Zohra Chagani by Warranty deed from Leni Chick and husband, Robert Chick of record in Instrument No. 20170407-0034045 Register's Office for Davidson County, Tennessee, dated April 05, 2017 and recorded on April 07, 2017. Being the same property conveyed to Leni Chick and husband, Robert Chick by Quitclaim Deed from Jimmy Britt and wife, Cheryl Britt, of record in Instrument No. 20130826-0089561, Register's Office for Davidson County, Tennessee, dated August 20, 2013 and recorded on August 26, 2013.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years, a lien not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20170407-0034303 and amended in Instrument No. 20180725 0072645, 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: **5908A Morrow Road, Nashville, Tennessee 37209**.

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 9th DAY OF OCTOBER, 2018.

Hussain Chagani

Zohra Chagani by Hussain Chagani, Attorney In-fact

Zohra Chagani by Hussain Chagani,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, HUSSAIN CHAGANI, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of October, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hussain Chagani, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ZOHRA CHAGANI, and who acknowledged he/she/they executed the same as the free act and deed of the said ZOHRA CHAGANI.

Witness my hand and official seal, this the 9th of October, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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