This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $300,000.00.

Karen Lugo
Affiant

Subscribed and sworn before me this the 3rd day of January, 2019.

Notary Public
My commission expires: 9/18/22

Karen Y Johnson Davidson County
Batch# 180597 DEEDWARR
01/04/2019 11:08:17 AM 2 pgs
Fees: $13.00 Taxes: $1,110.00
20190104-0001103

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Karen Lugo	Mortgage Investors Group	072-08-0 241.00
2208 Berrywood Rd	8320 East Walker Springs Lane	
Nashville, TN 37216	Knoxville, TN 37923	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, M. PROPERTIES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to KAREN LUGO AND JAMES LUGO, WIFE AND HUSBAND, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 201, Plan of Dalewood, Section III, as shown on plat of record in Plat Book 1835, Page 20 in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to M. Properties, LLC by Quitclaim Deed from Jason Morant and Brianna Morant, husband and wife, dated 12/30/2014, of record in Instrument No. 20141231-0119143, said Register's Office.

Also being the same property conveyed to Jason A. Morant and Brianna Morant, Husband and Wife, by Warranty Deed from Jeffrey Thomas Pardo, Married, dated 04/02/2014, of record in Instrument No. 20140410-0030169; said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2208 Berrywood Rd, Nashville, TN 37216.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 3rd day of January, 2019.

M. Properties, LLC

BY: _____
Brianna E. Morant, Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brianna E. Morant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the MEMBER of the within named bargainor, M. Properties, LLC, and that SHE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Brianna E. Morant as such MEMBER.

Witness my hand and official seal this 3rd day of January, 2019.

My commission expires: 9/18/22

_____
Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022