Karen Johnson Davidson County
Batch# 232358 DEEDWARR
05/20/2019 03:23:12 PM 2 pgs
Fees: $13.00 Taxes: $1,587.30
20190520-0047563

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $429,000.00

Kristin Body
Affiant

Subscribed and sworn to before me, this 3RD DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-3-21
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hayes Thompson and Maigan Thompson, husband and wife	MORTGAGE INVESTORS GROUP (NAME)	061-12-0-038.00
1308 Kenwood Drive (ADDRESS)	8320 E. WALKER SPRINGS LN #200 (ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	KNOXVILLE, TN 37923 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Nancy A. Nabors, Married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hayes Thompson and Maigan Thompson, husband and wife, hereinafter called the Grantees, their heirs 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. 13 OF BLOCK "G" ON THE PLAN OF JACKSON PARK, SECTION 2, AS OF RECORD IN PLAT BOOK 843, PAGE 21, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE PROPERTY DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JACK E. BRUSH AND NANCY ANN BRUSH NABORS, JOINT TENANTS, WITH RIGHTS OF SURVIVORSHIP, BY WARRANTY DEED FROM HASSELL HENDERICKS BRUSH AND WIFE, ANNIE HANCOCK BRUSH, OF RECORD IN BOOK 5074, PAGE 66, IN REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO HASSELL HENDERICKS BRUSH AND WIFE, ANNIE HANCOCK BRUSH, BY QUITCLAIM DEED FROM JACK E. BRUSH AND NANCY ANN BRUSH NABORS, OF RECORD IN INSTRUMENT NO. 20011207-0134847, IN REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

FURTHER BEING THE SAME PROPERTY CONVEYED TO NANCY A NABORS, BY QUITCLAIM DEED FROM HASSELL HENDERICKS BRUSH AND WIFE, ANNIE HANCOCK BRUSH, OF RECORD IN INSTRUMENT NO.20051108-0135245, IN REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2019 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1308 Kenwood Drive, Nashville, TN 37216
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 3rd day of May, 2019.

WARRANTY DEED
(Continued)

Nancy A. Nabors
Nancy A. Nabors

STATE OF Tennessee
COUNTY OF Davidson

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

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

Mary Birthright
Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072