NEW OWNER:
Tyler Delaney
Katherine Delaney
212 Prince Avenue
Nashville, TN 37207

SEND TAX BILLS TO:

Mortgage Investors Group
8320 E Walker Springs Lane # 200
Knoxville TN 37923

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-573

MAP & PARCEL
071-07-0-278.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 331911 DEEDWARR
12/18/2019 03:52:30 PM 4 pgs
Fees: $23.00 Taxes: $1,332.00
20191218-0130760

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **THREE HUNDRED SIXTY THOUSAND AND 00/100 DOLLARS ($360,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Clay Quinn and Lindsey Massey,** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Tyler Delaney and Katherine Grierson, Husband and Wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat of Resubdivision of Lot 36, J.B. Haynies Oriental Subdivision of record in Plat Book 161, Page 26 and 27, 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 Clay Quinn and Lindsey Massey by Warranty deed from John S. Blackwell, a married man of record in Instrument No. 20161102-0115767 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 02, 2016.

Being also known as 212 Prince Avenue Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 18 day of **December, 2019**.

Clay Quinn

Lindsey Massey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Clay Quinn and Lindsey Massey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 18 day of **December, 2019**.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

****

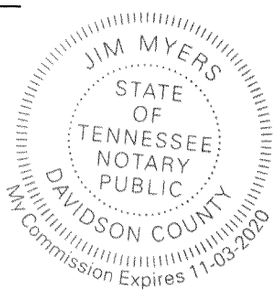
The actual consideration or value, whichever is greater, for this transfer is $ **360,000.00**.

AFFIANT

Sworn to and subscribed to before me this 18th day of **December, 2019**.

NOTARY PUBLIC

My commission expires: _____



True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

