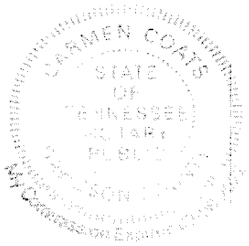
Karen Johnson Davidson County
Batch# 345323 DEEDWARR
01/21/2020 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20200121-0006679

WARRANTY DEED



STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00.

Affiant

Subscribed and sworn to me on 01/13/2020.

NOTARY PUBLIC
My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Jesse E Allen Martin Daniel Brown 3712 Park Avenue Nashville, TN 37209	Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville, TN 37923	092-13-0-046.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Walter B. White, unmarried and Frederick W. White, unmarried, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Jesse E. Allen, a single woman and Martin Daniel Brown, a single man, tenants in common with right of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 6, BLOCK 8, PLUMMER PLACE, as shown on plat of record in Plat Book 161, Page 39, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Walter B. White, unmarried and Frederick W. White, unmarried as joint tenants with the right of survivorship by Warranty Deed from Lisa M. Brumfield, a single woman, dated November 1, 2013, recorded on November 1, 2013 in Instrument No. 20131101-0113829, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 3712 Park Avenue, Nashville, Tennessee 37209.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 and official seal on 01/13/2020.

Walter B. White

Frederick W. White

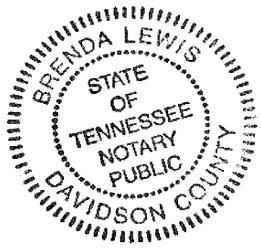
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/13/2020, before me personally appeared Walter B. White, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 01/13/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021



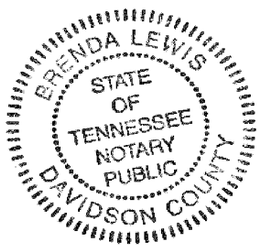
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 01/13/2020, before me personally appeared Frederick W. White, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 01/13/2020.

NOTARY PUBLIC

My Commission Expires: 11-8-2021



True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022