STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $154,900.00.

Affiant

Subscribed and sworn to before me, this 24th day of March, 2020.

Notary Public

My commission expires: Sept. 20, 2020

(Notary Stamp)

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

Karen Johnson Davidson County
Batch# 378279 DEEDWARR
03/26/2020 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $573.13
20200326-0033129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Calvin A. Hart	Mortgage Investors Group	119-14-0A-103.00CO
2929 Selena Drive, G-103	750 Old Hickory Blvd. Bldg. 2; Ste. 130	
Nashville, TN 37211	Brentwood, TN 37027	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Radford E. Garrott, an unmarried man

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Calvin A. Hart, an unmarried man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit G-103 on the Site Plan of Kingswood Condominiums, as shown by plat of record in Plat Book 5200, Page 520, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Dorothy H. Garrott, unmarried by Warranty Deed from John M. Hahn, Sr. Revocable Living Trust, of record in Instrument No. 20060522-0059660, Register's Office for Davidson County, Tennessee, dated May 19, 2006 and recorded on May 22, 2006.

Being the same property conveyed to Radford E. Garrott by Quitclaim Deed (With Retained Life Estate) from Dorothy H. Garrott, of record in Instrument No. 20180306-0021108, Register's Office for Davidson County, Tennessee, dated March 06, 2018 and recorded on March 06, 2018. The said Dorothy H. Garrott retained a life estate unto herself in said deed.

This is improved property known as **2929 Selena Drive, G-103, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24th day of March, 2020.

Radford E. Garrott

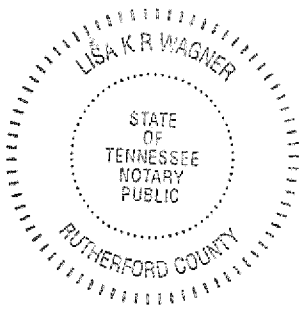
STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Radford E. Garrott, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 24th day of March, 2020.

Notary Public
My Commission Expires: Sept. 20, 2020



Certificate of Authenticity

I, Cheryl Dillon, 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 Tennessee

County of Rutherford

Personally appeared before me, Lisa K R Wagner, a notary public for this county and state, Cheryl Dillon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lisa K R Wagner

Notary's Signature

My Commission Expires: Sept. 20, 2020

Notary's Seal (If on paper)

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY