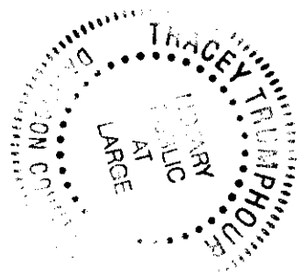
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,500.00

Joshua L. Collier
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2001.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 3/23/02
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/18/01 15:31 2pgs
Fees:11.00 Taxes:242.35

20010518-0051966

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua L. Collier	Mortgage Investors Group	Map 75
(NAME) 306 Rachel Court East	(NAME) 8320 E. Walker Springs Lane	Group 07-0
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Knoxville Tennessee 37923	Parcel 287
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
Eve Drummonds ,unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Joshua L. Collier ,unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 11-A on the Plan of Zone Lot Division of Lots 1, 2, 3, 4, 6, 7, 8, 10, 11, 12, 13, 14, 16, 17, 18, 20 and 21, Rachel's Square, Section One, as of record in Plat Book 6250, Page 539, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Eve Drummonds by deed from Joshua L. Collier of record in Deed Book 9549, page 956, Register's Office for said County.

Tammy Stansbery executed this instrument on behalf of Eve Drummonds pursuant to a Power of Attorney which is being placed of record concurrently herewith.

Restrictive Covenants of record in Deed Book 6455, Page 135; Book 6619, page 777; Book 8030, page 757, Register's Office of said County

Subject to Charter for HOA in book 6683, page 576, Register's Office of said County.

Subject to Homeowner's Association dues.

Subject to Bylaws of record in Book 6619, page 782, Register's Office of said County

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

unimproved ☐

This is improved ☒ property, known as 306 Rachel Court East, Hermitage, TN 37076

(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 15th day of May, 2001.

Eve Drummonds by Tammy Stansbery, Atty in Fact
Eve Drummonds,

STATE OF Tennessee
COUNTY OF Wilson

On this the 5/15/2001, before me personally appeared Tammy Stansbery, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Eve Drummonds, and who acknowledged that she executed the same as the free act and deed of the said Eve Drummonds by virtue of that Power of Attorney, duly executed by the said Eve Drummonds and being recorded simultaneously herewith.

Witness my hand and official seal at Cumberland Title, Hermitage, this 15th day of May, 2001

My Commission Expires: 3/23/02

Tracey Trumphour
Notary Public

TRACEY TRUMPHOUR NOTARY PUBLIC AT LARGE WILSON COUNTY TENN.

File Number2104531

RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122