FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2003.

Notary Public

MY COMMISSION EXPIRES: 3/31/07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/02/03 10:25 2pgs
Fees:13.00 Taxes:295.63
20030502-0058790

JAMES RUTHERFORD LARGE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 240, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Regina F. Tew	**Mortgage Investors Group**	**Map 108-16-0, Parcel 246**
(NAME)	(NAME)	
306 Woodlark Court	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Knoxville, TN 37909**	
(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, Mutual Contractors, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Regina F. Tew, 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. 104 A of the Zone Lot Division of Lots 98 thru 104 Percy Priest Woods, Section 4, as of record in Plat Book 6250, Page 757, Register's Office for said County, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Mutual Contractors, LLC by deed of record in Instrument No. 20030103-0000927, Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as **306 Woodlark Court, Nashville, TN 37214**
(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 **our hands** this ~~28th~~ 30th **day of April, 2003**.

Mutual Contractors, LLC

By: _____

Janet Shands, Chief Manager

Attest: _____

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Janet Shands**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Manager of Mutual Contractors, LLC, a limited liability company, and that she as such Chief Manager by signing the name of the company by herself as Chief Manger.

Witness my hand and seal at Antioch, Tennessee, this 30th day of April, **2003**.

Commission expires:
1-29-05

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

_____
Notary Public