WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2005.

Notary Public

MY COMMISSION EXPIRES: ~~November 26, 2005.~~ 3/6/07
(AFFIX SEAL)

CONNIE L. TIMBS NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.
My Commission Expires 3-6-07

PLEASE RETURN TO:
SOUTHERN TITLE, LLC
379 E. MAIN ST.
HENDERSONVILLE, TN. 37075

Davidson County DEEDWARR
Recvd: 04/28/05 10:26 2 pgs
Fees:13.00 Taxes:478.78

20050428-0047297

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 379 East Main Street
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Keaton	America's Wholesale Lender	
(NAME) 1228 N. Graycroft Ave	(NAME) 7105 Corporate Drive PTX-A-195	33-16-75
(ADDRESS) Madison, TN 37115	(ADDRESS) Plano, TX 75024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20050977

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, Jim Mitchell and Michael Gregory**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Matthew Keaton and Marquenta Keaton**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 1228 N. Graycroft Ave., Madison, TN 37115

(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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 26th day of April, 2005.

Jim Mitchell

Michael Gregory

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Jim Mitchell and Michael Gregory, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Jim Mitchell and Michael Gregory executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Springfield, Tennessee this 26th day of April, 2005.

Commission expires: November 26, 2005

Janelle McGuire Notary Public

JANELLE J. McGUIRE NOTARY PUBLIC DAVIDSON COUNTY, TN

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 56 on the plan of Primrose Meadows, Section 1, a plat of which is of record in Book 4675, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING all of the same property conveyed to Jim Mitchell and Michael Gregory dated 11/18/04 by Substitute Trustee's Deed of record in Instrument 20041229-0153628, Being the same property conveyed to Joanne Wilson and Janie D. Wilson dated 8/14/98, in Book 11065, page 965, Register's Office for Davidson County, Tennessee.