Davidson County DEEDWARR
Recvd: 07/18/07 11:54 3 pgs
Fees:18.00 Taxes:425.50
20070718-0085443

CERTIFICATE OF AUTHENTICITY

I, Tammy Duncan, 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.

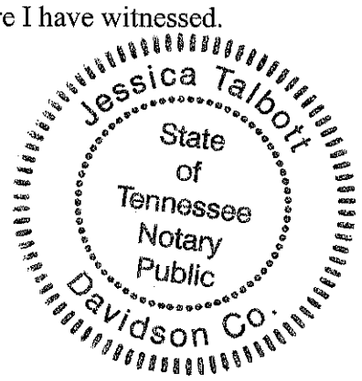
Tammy Duncan
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jessica Talbott, a notary public for this county and state Tammy Duncan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

(SEAL)



Jessica Talbott
Notary Public

My Commission Expires: 05/24/2008

270600731

File No. 270600731

WARRANTY DEED

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 10-12-08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Smith	Mortgage Investors Group	096090120.00
(NAME) 2800 Hastings Road	(NAME) 8320 E. Walker Springs Lane, #200	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Vera M. Bobbitt, Pat V. Tatum, her Attorney in Fact, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. Smith, Married, HEREINAFTER CALLED THE GRANTEE(S), His HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 61 on the Plan of Donelson Heights Subdivision, as of record in Plat Book 1424, Page 35, 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 L. A. Bobbitt, Jr., and Husband and survivor of Ruth Gordon Bobbitt by deed from James Larry Sullivan and wife, Rita V. Sullivan of record in Deed Book 4901, page 559, Register's Office for said County. Both L. A. Bobbitt, Jr., and Ruth Gordon Bobbitt having since deceased. Ruth Gordon Bobbitt having died before L. A. Bobbitt, Jr. on March 4, 1980 and L. A. Bobbitt, Jr. died on November 25, 1986. L. A. Bobbitt, Jr. died testate devising subject property to Vera M. Bobbitt as evidenced in Will Book 157, Page 428, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth per Plat Book 1424, Page 35, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2800 Hastings Road, 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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hands this 22nd day of June, 2007.

Vera M. Bobbitt by Pat V. Tatum attorney in fact

Vera M. Bobbitt

By:
Pat V. Tatum, Her attorney in Fact

STATE OF TN

COUNTY OF WILSON

~~STATE OF Tennessee~~
~~COUNTY OF Davidson~~

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Pat V. Tatum, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is, pursuant to Power of Attorney of record in Instrument No. 20070718-0085442 Registers Office for Davidson, the **Attorney-in-Fact** of Vera M. Bobbitt (herein called the "**Maker**"), or a constituent of the **Maker** and is authorized by the **Maker** or by its constituent, the constituent being authorized by the **Maker**, to execute this instrument as the free act and deed of the **Maker** on this 6/22/2007.

My Commission Expires:.

, Notary Public.

Witness my hand at office this. 22nd day June, 2007

Commission expires: 10-12-08

Notary Public

Kimie Perry
State of Tennessee Notary Public
Wilson Co.

File Number: 270600731

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