(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,900.00

June Bullard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 9-19-09
(AFFIX SEAL)

CHRIS A. REESE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Katherine Lee	MORTGAGE INVESTORS GRP.	Map 133-11
(NAME)	(NAME)	
3712 Valley Ridge Drive	8320 E. WALKER SPRINGS LN.	Parcel 189
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	KNOXVILLE, TN 37923	
(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, I, **SUSAN E. HENDERSON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RACHEL KATHERINE LEE,** 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. 194 on the Plan of Valley View Meadows, Section 3, of record in Plat Book 3700, page 93, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Susan E. Henderson, unmarried, by deed from Connie Lou Hirst Edmondson, unmarried, of record in Book 8970, page 298, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 3700, page 93, said Register's Office; and (c) restrictive covenants of record in Book 4082, page 106 and Book 4065, page 227, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 3712 Valley Ridge Drive, Nashville, Tennessee 37211
(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.

Davidson County DEEDWARR
Recvd: 10/02/08 08:32 2 pgs
Fees:13.00 Taxes:517.63
20081002-0099953

Witness my hand this 29th day of September, 2008.

Susan E. Henderson

Susan E. Henderson

STATE OF GEORGIA
COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan E. Henderson, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Georgia, this 29th day of September, 2008.

Commission expires:

(seal)

Notary Public

JIMMY OMOJOKUN
NOTARY PUBLIC
Gwinnett County - State of Georgia
My Comm. Expires Feb. 27, 2011