WARRANTY DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of November, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/24/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher S. Davis	Mortgage Investors Group	07208009300
(NAME)	(NAME)	
1612 Berrywood Road	8320 E. Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 12/02/08 09:38 2 pgs
Fees:13.00 Taxes:621.60

20081202-0116705

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, Derek B. Roberts**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Christopher S. Davis, a unmarried man and Diana L. Waters, a unmarried woman**, 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. 2 on the Plan of Geneiva Heights, Section 2 as of record in Book 2854, page 106, Register's Office for Davidson County, Tennessee, described as follows:

BEING all of the same property conveyed to Derek B. Roberts, an unmarried man by Warranty Deed from Virginia M. Werrbach and Sandra Lee Sellers dated April 6, 1007 of record in Instrument No. 20070410-0042577, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

This conveyance is made subject to all terms and matters as shown on the aforementioned plat of record and to restrictions of record in Book 3098, Page 359, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1612 Berrywood Road, Nashville, TN 37216

(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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 my hand this 25th day of November, 2008.

Derek B. Roberts

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 25th day of November, 2008.

Commission expires: 2-8-11

Notary Public

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY