Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $119,000.00

Melissa R. White
Affiant

Subscribed and sworn to before me, this 30th day of April, 2009.

Notary Public
My commission expires: 3/7/11

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

03-0903-35860

Address of New Owner:	Send Tax Bills to:	Tax Information
Samantha Darden	Mortgage Investors Group	052-08-0-A 247.00CO
921 Santa Maria Cove	8320 E. Walker Springs Lane	
Madison TN 37115	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jason E. Evans and wife, Dinah Evans, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Samantha Darden, unmarried, hereinafter called the Grantees, their successors 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 71, on the Plan of Phase Two, Section Four, Heron Walk, of record in Book 9700, Page 687, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jason E. Evans and wife Dinah Evans by deed from Yolanda Delores Martin Omar n/k/a Yolanda Delores Martin, a single woman, dated 5-31-07, recorded 6-8-07, of record in Instrument 20070608-0068844, along with Memorandum of Correction of record in Instrument No. 20070706-0080703, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 921 Santa Maria Cove, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20090029318 DEEDWARR
Recvd: 05/04/09 14:27 2 pgs
Fees:13.00 Taxes:440.30
20090504-0040593

WITNESS my hand this 30th day of April, 2009.

Jason E. Evans
By: George Basch, Atty in Fact

Dinah Evans
By: George Basch, Atty in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Basch, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Jason E. Evans and Dinah Evans, and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2009.

2/11/13
Commission expires

Diane K. Mann
Tennessee Notary Public

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN