File No. 290500465

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090052145 DEEDWARR
Recvd: 08/03/09 09:43 2 pgs
Fees:13.00 Taxes:610.43
20090803-0072237

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,980.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~May 2, 2010~~ 6-30-10

(AFFIX SEAL)

DUSTIN C. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brad Lynn	Mortgage Investors Group	098050A12600CO
(NAME)	(NAME)	
5636 Chestnutwood Trail	8320 E. Walker Springs Road, Suite 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, Beverly A Turner, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Brad Lynn and Tracy Lynn, husband and wife, hereinafter called the grantee(s), 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. 67 on the Plan of Revision One, Section Five, Hampton Hall, as of record in Instrument 200007280074425, 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 Beverly A Turner by Deed dated November 7, 2001 from Beazer Homes Corp. d/b/a Phillips Builders of record in Instrument number 200111140124778, Register's Office for said County.

This conveyance is subject to: (1) Subject to all matters as set forth on the plat of record in Instrument No. 200007280074425; Plat Book 9700, Page 216; (2) Restrictive Covenants of record in Instrument 200006080057413; Book 10640, Page 947; Book 10444, Page 460; Book 10301, Page 184; Book 10278, Page 257; (3) Charter of Homeowner's Association as shown of record in Book 10290, Page 261; and (4) Quitclaim Deed to Homeowner's Association as shown of record in Instrument 200007280074532.

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 5636 Chestnutwood Trail, Hermitage, TN 37076
(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), Their 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), 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.

Witness my/our hands this 27th day of July, 2009.

Beverly A Turner

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 Beverly A Turner the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 27th day of July, 2009.

Commission expires: May 3, 2010

JENIFER L. WISE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Jennifer L. Wise — Notary Public

File Number: 290500465

RETURN TO:
Cumberland Title
1604 Westgate Circle, Suite 3
Brentwood, TN 37027

Return To:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mount Juliet, TN 37122