WARRANTY DEED

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Ronald G. Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 5/5/2010 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20100016644 DEEDWARR
Recvd: 03/22/10 14:48 2 pgs
Fees:13.00 Taxes:925.00
20100322-0021423

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Megan L. Bradt, Attorney, 2820 Hazelwood Dr., #B5, Nashville, TN 37212, from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald G. Allen	Mortgage Investors Group	50-136.00
(NAME)	(NAME)	
3575 Trail Hollow Ln.	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	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, WE, **Theresa A. Oten and spouse, Irvin B. Oten, III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ronald G. Allen and Sherry M. Allen, husband and wife**, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 3575 Trail Hollow Avenue, Whites Creek, TN 37189
(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.

Witness our hands this 22nd day of February, 2010.

Theresa A. Oten by Roger T. Ligon, Sr. attorney-in-fact

Theresa A. Oten, by Roger T. Ligon, Sr. as her attorney in fact

Irvin B. Oten III by Roger T. Ligon, Sr. attorney-in-fact

Irvin B. Oten III, by Roger T. Ligon, Sr. as his attorney in fact

STATE OF TN
COUNTY OF Rutherford

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Roger T. Ligon, Sr., as Attorney-in-Fact for and on Behalf of Theresa A. Oten and spouse Irvin B. Oten III, the within named bargainors, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for an on behalf of Theresa A. Oten and spouse Irvin B. Oten III, as Attorney-in-Fact, and who acknowledged the execution of the same to be the free act and deed of Theresa A. Oten and spouse Irvin B. Oten III.

DANNY L. SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Witness my hand and official seal at Murfreesboro, Tennessee this 22nd day of February, 2010.

Commission expires: 5/5/2010

Notary Public

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, being more fully described according to a survey dated October 22, 1993 by Ernest Davis.

BEGINNING at a point in the center of a 50' access road at the northwest corner of C. A. Wheeler, Jr. as shown on Tax Map 50, Parcel 100 and proceeding as follows: with the center of a 50' private drive N 15 deg. 24' 39" W 49.32 feet; thence, with a 350 foot radius curve to the right 151.34 feet, said curve has a chord bearing and distance of N 3 deg. 01' 24" W 150.17 feet; thence, N 9 deg. 19' 29" E 122.11 feet; thence, with a 175.00 foot radius curve to the left 140.79 feet, said curve has a chord bearing and distance of N 13 deg. 40' 58" W 137.02 feet; thence, N 36 deg. 43" 00' W 114.44 feet; thence with a radius curve to the left 30 feet to a point the southwesterly corner of C. E. Howse, Sr. Tract; thence, N 53 deg. 25' 37" E 340.00 feet to a point on the westerly right of way line of I-24; thence, with said line S 19 deg. 38' 27" E 325.0 feet to a concrete monument; thence, S 10 deg. 28' 02" E 514.65 feet to an iron pin at the northeast corner of C. A. Wheeler, Jr.; thence, leaving I-24 and with Wheeler's north line N 82 deg. 33' 06" W 330.18 feet to an iron pin; thence, N 83 deg. 15' 51" W 29.82 feet to the point of beginning and containing 5.0 acres, more or less.

This being the same property conveyed to Theresa A. Oten and spouse, Irvin B. Oten, III by Quit Claim Deed from Buist J.R. Thompson and Theresa A. Oten, dated October 20, 1994, filed of record on October 25, 1994, in Book 9595, Page 199, in the aforesaid Register's Office.

This conveyance is made subject to restrictions, building lines and easements of record, in the aforesaid Register's Office; and the 2010 County and City Taxes, which the party of the second part agrees to assume and pay.