BILL GARRETT, Davidson County
Trans:T20100023355 DEEDWARR
Recvd: 04/20/10 11:53 2 pgs
Fees:13.00 Taxes:288.60
20100420-0029927

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF APRIL, 2010.

Notary Public

MY COMMISSION EXPIRES: 1-8-2012

(AFFIX SEAL)

JESSICA A. LONG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marcie Tyler Sheldon, unmarried	Mortgage Investors Group	71-16 PARCEL 120.00
1403 Montgomery Avenue (ADDRESS)	8320 E Walker Springs Ln Ste 200 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Knoxville, Tn 37923 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Christopher Bryan Hawkins, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Marcie Tyler Sheldon, unmarried, hereinafter called the Grantees, their heirs and assigns, that 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. 19 ON THE MAP OF T.I. WARD RESUBDIVISION, OF CERTAIN LOTS IN WILLIAMS AND HAYES COMPANY'S BELLEVIEW PLAN, AS OF RECORD IN BOOK 974, PAGE 48 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TE

SAID LOT NO.19 FRONTS 50 FEET ON THE EASTERLY SIDE OF MONTGOMERY STREET AND RUNS BACK BETWEEN LINES 199.1 FEET ON THE NORTHERLY LINE AND 198.2 FEET ON THE SOUTHERLY LINE, TO THE WESTERLY LINE OF LOT NO. 21 ON WHICH IT MEASURES 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO CHRISTOPHER BRYAN HAWKINS FROM JEWELL L. BULLARD, UNMARRIED, BY WARRANTY DEED DATED SEPTEMBER 29, 2009, RECORDED OCTOBER 1, 2009, AT INSTRUMENT NO. 20091001-0091145 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING ALSO THE SAME PROPERTY CONVEYED TO ALVA W. SCHMITTOU AND SISTER, JEWELL L. BULLARD, WITH RIGHT OF SURVIVORSHIP, FROM ALVA W. SCHMITTOU BY QUIT CLAIM DEED OF DATED MAY 9, 1996, RECORDED MAY 15, 1996, IN BOOK 10050, PAGE 716 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID ALVA W. SCHMITTOU HAVING DIED ON JUNE 2, 2002, LEAVING JEWELL L. BULLARD AS SURVIVING TENANT.

THE FOREGOING LEGAL DESCRIPTION WAS TAKEN FROM THE PREVIOUS DEED OF RECORD, NO BOUNDARY LINE SURVEY HAVING BEEN PERFORMED.

THIS CONVEYANCE IS MADE SUBJECT TO ALL APPLICABLE EASEMENTS, RESTRICTIONS, BUILDING SET-BACK LINES AND CONDITIONS OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

DESIGNATED AS MAP 71-16 PARCEL 120.00

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1403 Montgomery, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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 my/our hand(s) this 7th day of April, 2010.

Christopher Bryan Hawkins

STATE OF Tennessee

COUNTY OF Davidson

I, Darrell Lange, a Notary Public of the County and State first above written, do hereby certify that Christopher Bryan Hawkins, personally appeared before me this 7th day of April, 2010, and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7th day of April, 2010.

Notary Public

My Commission Expires:

(SEAL)

DARRELL LANGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 10, 2012

RETURN TO:
Affordable Closings, LLC
5115 Maryland Way
Brentwood, TN 37027