THIS INSTRUMENT PREPARED BY:
Keystone Title Inc.
264 Mallory Station Rd. Ste 11
Franklin, TN 37064

Address New Owner(s)
Troy A. Monk and Jill M. Monk, husband and wife
305 Parkside Ct.
Old Hickory, TN 37138

BILL GARRETT, Davidson County
Trans:T20110047401 DEEDWARR
Recvd: 08/03/11 13:32 3 pgs
Fees:18.00 Taxes:525.03
20110803-0059770

Send Tax Bills To:
MORTGAGE INVESTORS GROUP
8320 E. WALKER SPRINGS LANE, SUITE 200
KNOXVILLE, TN 37923

Map & Parcel Nos.:
053-06-OA-100.00-CO

WARRANTY DEED

THIS INDENTURE, made and entered into this **1st day of August, 2011**, by and between **Roger A Bullion, unmarried and Roger D Bullion and wife Janet Bullion** party of the first part, and **Troy A. Monk and Jill M. Monk, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED FORTY ONE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($141,900.00)** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Old Hickory, County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No.100 on the Plan of the Revision of Lots 3 and 100, Phase One, Waterford Subdivision of Record in Plat Book 6050, page 497, Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Audrey Dressel, by QuitClaim Deed from Richard E. Osborne and Josephine Osborne, of record in Instrument No.20020328-0038589, dated 03/20/2002 and recorded 03/28/2002, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Roger A Bullion, unmarried and Roger D Bullion and wife Janet Bullion, by Warranty Deed from Audrey Dressel, of record in Instrument No.20101122-0092888, dated 11/11/10 and recorded 11/22/10, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO taxes for the current year which have been prorated and assumed by the Grantee(s); All matters appearing of record on the Plat of record in Book No. 6050, page 497, Register's Office, Davidson County, Tennessee; Restrictive Covenants, Restrictions, Declarations of Covenants, Conditions and Restrictions of record in Book No. 7463, page 294, Book No. 8699, page 462, Book No. 8694, page 216, Book No. 9530, page 185, said Register's Office; Charter of HOA of record in Book No. 8711, page 701, said Register's Office; By-Laws of record in Book No. 8715, page 583, amended Instrument No. 20090309-0020515, said Register's Office; Easements for Sewer of record in Book No. 1717, page 30, said Register's Office; Utility Easements of record in Book No. 7463, page 297 and Book No. 8699, page 464, said Register's Office; Emergency Easements of record in Book No. 7463, page 297 and Book No. 8699, page 464, said Register's Office; Owner Easement of Enjoyment of record in Book No. 8699, page 464 and Book No. 9530, page 833, said Register's Office; Right of Way Easement of record in Book No. 2024, page 225, said Register's Office; QuitClaim Deed to Homeowner's Association of record in Book No. 8715, page 590 and Book No. 9393, pasge 833. All taxes for the year 2011 and subsequent years not yet due and payable until 10/1/11. All County taxes for the year 2010 are paid on 11/16/10, in the amount of $1181.02. ; and any and all easements, restrictions, covenants, zoning, right of ways, setback lines in the Register's Office of Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

The property described herewith is __x__improved or ____unimproved and also known as 305 Parkside Ct., Old Hickory, TN 37138.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Roger A. Bullion
Roger A Bullion

Janet Bullion by Roger A. Bullion Attorney in fact
Janet Bullion

Roger D. Bullion by Roger A. Bullion Attorney in fact
Roger D Bullion
Rag

STATE OF TENNESSEE, COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roger A Bullion, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this **1st day of August, 2011**.

My commission expires: 4/7/14

DeAnna Gwyn
Notary Public

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Sumner

On this the **1st day of August, 2011** before me, appeared **Roger A Bullion** me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **Roger D. Bullion**, and that said instrument was signed in behalf of the said **Roger D. Bullion**, by himself as attorney-in-fact.

Witness my hand at office this the day and year above written.

4/7/2014
My commission expires:

DeAnna Gwyn
Notary Public

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE, COUNTY OF Sumner

On this the **1st day of August, 2011** before me, appeared **Roger A Bullion** me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the lawful attorney-in-fact for **Janet Bullion**, and that said instrument was signed in behalf of the said **Janet. Bullion**, by himself as attorney-in-fact.

Witness my hand at office this the day and year above written.

DeAnna Gwyn

4/4/14

My commission expires:

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$141,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this **1st day of August, 2011**.

Notary Public

My commission expires: 4/4/14

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:
305 Parkside Ct.
Old Hickory, TN 37138

RETURN TO:

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

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