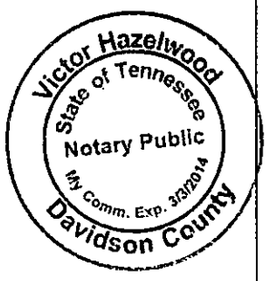
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DVAIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Box 13
#16478

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tieshia E Burks	Mortgage Investors Group, Secretary of Housing & Urban Development	182060a13600co
(NAME)	(NAME)	
7453 Maggie Drive	8320 East Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	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, Melinda Kelchner, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tieshia E Burks unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 132 on the Plan of Final Plat of Old Hickory Hills Section One Phase Two of record in Instrument No. 20030623-0086188, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Melinda Kelchner, by deed of record in Instrument No. 20110224-0015096, Register's Office for Davidson County, Tennessee.

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

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as 7453 Maggie Drive, Antioch, TN 37013

(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.

BILL GARRETT, Davidson County
Trans:T20110054955 DEEDWARR
Recvd: 09/06/11 11:24 2 pgs
Fees:13.00 Taxes:421.80
20110906-0068788

Witness my hand this 26th day of August, 2011.

Melinda Kelchner

STATE OF TENNESSEE

COUNTY OF DVAIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melinda Kelchner with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of August, 2011.

Commission expires:

Notary Public

Notary Public State of Tennessee Davidson County