BILL GARRETT, Davidson County
Trans:T20110064708 DEEDWARR
Recvd: 10/17/11 11:33 2 pgs
Fees:13.00 Taxes:495.50
20111017-0080533

This instrument prepared by:
Return To:

Fearnley & Califf, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 14th day of October, 2011, by and between Antoinette Mayes, married, and Wendi McConnell, unmarried, party of the first part, and Mark Ausbrooks and Jessica M Ausbrooks, a married couple, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot NO. 732 on the plan of section seven, Hermitage Hills, of record in Plat Book 3300, Page 62 and 63, register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Antoinette M. Mayes and Wendi McConnell, by virtue of that certain Cash Deed dated September 1, 2009, at Instrument No. 20090903-0082943 in the Register's Office of Davidson County, Tennessee. *Seller warrant that this property has been used for investment purposes only.*

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

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2012 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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

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

Antoinette Mayes by Wendi McConnell, Attorney In Fact Wendi McConnell

State of Tennessee
County of Davidson

On this 14th day of October, 2011, before me personally appeared Wendi McConnell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Antoinette Mayes and acknowledged that she executed the same as the free act and deed of the said Antoinette Mayes.

WITNESS my hand, at office, this 14th day of October, 2011.

My Commission Expires: 09/8/13

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Wendi McConnell , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of October, 2011.

Notary Public

My Commission Expires: 09/08/13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Mark Ausbrooks and Jessica M Ausbrooks 318 Bonnahurst Dr, Hermitage, TN 37076
Tax Parcel No	075 05 0 027.00
Property Address:	318 Bonnahurst Dr. Hermitage, TN 37076
MAIL TAX BILLS TO:	**Mortgage Investors Group** **8320 E. Walker Springs Lane, Ste. 200** **Knoxville, TN 37923**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $135,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of October, 2011.

Notary Public

My Commission Expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY