WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110067733 DEEDWARR
Recvd: 10/28/11 13:34 2 pgs
Fees:13.00 Taxes:351.50
20111028-0084061

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$95,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of Oct, 2011.

Notary Public

MY COMMISSION EXPIRES: 9-2-2013

(AFFIX SEAL)

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Doreen W. Clement	Mortgage Investors Group	09805016100
(NAME)	(NAME)	
306 Windhaven Bay	8320 E. Walker Springs Lane, #200	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **K. Mark Midgett, Trustee and Wendy C. Midgett, Trustee of the K. Mark Midgett Revocable Living Trust**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Doreen W. Clement, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 53-B, on the plan of Zone Lot Division, Lots 4, 5, 6 & 53, Hunter's Point Subdivision, of record in Plat Book 6200, Page 173 amending Plat Book 5200, Page 736, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to K. Mark Midgett, Trustee and Wendy C. Midgett, Trustee of the K. Mark Midgett Revocable Living Trust by Correction of Quitclaim Deed from the K. Mark Midgett Revocable Trust, filed for record in Instrument 20111028-0084060, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 5200, Page 736, Book 6200, Page 173, said Register's Office.

Restrictions of record in Book 3814, Page 592, as amended of record in Book 6207, Page 609, said Register's Office.

Restrictions of record in Book 3897, Page 925, as amended of record in Book 6207, Page 609, said Register's Office.

Restrictions of record in Book 6279, Page 741, said Register's Office.

Transmission Line Easement of record in Book 1255, Page 347, said Register's Office.

Charter of record in Book 6256, Page 293, said Register's Office.

Mickey Manis executes this Instrument as Attorney in Fact on behalf of K. Mark Midgett pursuant to a Limited Durable Power of Attorney of record in Instrument No. 2010420-0029654, Register's Office for Davidson County, Tennessee.

Mickey Manis executes this Instrument as Attorney in Fact on behalf of Wendy C. Midgett pursuant to a Limited Durable Power of Attorney of record in Instrument No. 2010420-0029655, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5111 Hunters Point Lane, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 5th day of October, 2011.

K. Mark Midgett, Trustee by
Mickey Manis, his attorney-in-fact

Wendy C. Midgett, Trustee by
Mickey Manis, her attorney-in-fact

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mickey Manis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of K. Mark Midgett and Wendy C. Midgett, Trustees of The K. Mark Midgett Revocable Living Trust, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of instruments of record in Instrument No. 20100421-0030224 and Instrument No. 20100421-0030225, Register's Office of Davidson County, Tennessee. The said K. Mark Midgett and Wendy C. Midgett are the Trustees of The K. Mark Midgett Revocable Living Trust and are authorized to execute any instrument for the purposes therein contained by signing the name of the trust by K. Mark Midgett and Wendy C. Midgett as such Trustees.

Witness my hand and official seal this 5th day of October, 2011.

Notary Public
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-4779
SMG TN Warranty Deed