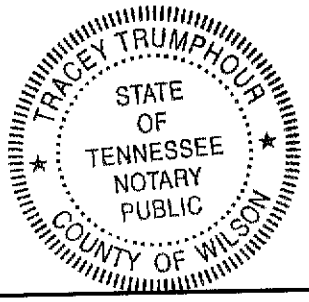
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.2.2013

(AFFIX SEAL)

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
David F. Oliver	Mortgage Investors Group	087020A02100CO
(NAME)	(NAME)	
320 Landings Way	8320 E. Walker Springs Lane, #200	
(ADDRESS)	(ADDRESS)	
Mount 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, I, **April Lee Idleburg, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David F. Oliver and Renae M. Oliver, husband and wife**, 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. 47, on the Final Plat of Cobblestone Landing Phase I, of record in Instrument No. 200508220099471, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James W. Idleburg and April Lee Idleburg, married by Deed from Drees Premier Homes Inc., an Ohio Corporation, dated 03/31/2008 and filed for record on 04/04/2008 in Instrument 200804040034218, Register's Office for Davidson County, Tennessee.
The said James W. Idleburg died on August 14, 2010, leaving April Lee Idleburg the surviving tenant by the entirety.

All matters as set forth per Instrument 200508220099471, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200508290103476, as amended of record in Instrument 201010050079535, as amended of record in Instrument 201010290086759, said Register's Office.

All matters set out in document including but not limited to an easement of record in Book 5168, Page 910, said Register's Office.

Easement of record in Book 7079, Page 196 rerecorded in Book 7083, Page 435 and amended in Book 7607, Page 135 said Register's Office.

Davidson County	DEEDWARR
Recvd: 02/07/12 08:44	3 pgs
Fees:18.00 Taxes:906.50	
20120207-0010779	

Joint Access and Public Utility Easement of record in Book 8190, Page 75, said Register's Office.

Water Line Easement of record in Book 11476, Page 233, said Register's Office.

All matters set out in document including but not limited to an easement of record in Book 11476, Page 235, said Register's Office.

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 320 Landings Way, Mount Juliet, TN 37122
(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 my hand this 31st day of January, 2012.

April Lee Idleburg

State of Tennessee
County of Wilson

Personally appeared before me April Lee Idleburg, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2012.

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

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Stewart Title Company

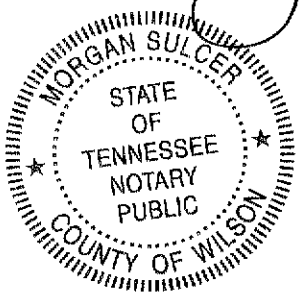
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)



My Commission Expires: 9/2/2013