Box 13
16846

BILL GARRETT, Davidson County
Trans:T20120014645 DEEDWARR
Recvd: 02/29/12 10:00 2 pgs
Fees:13.00 Taxes:451.40
20120229-0017444

This instrument prepared by
and return to:

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

WARRANTY DEED

THIS INDENTURE made and entered into this 27th day of February, 2012, by and between Tonie Do, unmarried and Wendi McConnell, unmarried , party of the first part, and Joshua McClintock, MARRIED , 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:

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

Being Lot No. 50 on the Map of Elm Hill Acres, Section I, as of record in Book 2331, Page 67, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being all or part of the same property conveyed to Tonie Do and Wendi McConnell by virtue of that certain Quit Claim Deed dated October 7, 2011, at Instrument No. 20111031-0084676 in the Register's Office of Davidson County, Tennessee.

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.

Tonie Do

Wendi McConnell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 27th day of February, 2012.

Notary Public

My Commission Expires: 11-4-13

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 11-4-13
DAVIDSON COUNTY

Property Owner & Address: Joshua [redacted] McClintock

2130 Jade Drive, Nashville, TN 37210

Tax Parcel No 09514005500

Property Address: 2130 Jade Dr
Nashville, TN 37210

MAIL TAX BILLS TO: Mortgage Investors Group

8320 East Walker Springs Lane
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 $122,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Mindy Fletcher
AFFIANT

SUBSCRIBED AND SWORN TO before me this 27th day of February, 2012.

LaTrece McAdoo
Notary Public

My Commission Expires:_____

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County