Fearnley & Califf, PLLC ← RETURN TO:
25 Century Blvd
Suite 212
Nashville, TN 37214

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120019412 DEEDWARR
Recvd: 03/19/12 08:28 2 pgs
Fees:13.00 Taxes:203.13
20120319-0022863

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March, 2012.

Notary Public

MY COMMISSION EXPIRES: 9-8-15

(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Memorial Title, LLC, 2630 Memorial Blvd., Ste 203, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Michelle L. German	Mortgage Investors Group	07511022600
(NAME)	(NAME)	
688 Mercer Drive	8320 E. Walker Springs #200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, we, **June R. Lokey and Jane Robin Smith**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Michelle L. German, unmarried**, hereinafter called the GRANTEE(S), her 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. 8B on the plan of Zone Lot Division, Lots 4 Thru 17, Meadows of Tulip Grove, Section One, of record in Plat Book 6250, Page 363 amending Plat Book 5200, Page 612, said Register's Office, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to June R. Lokey, a married person and Jane Robin Smith, a married person, as tenants in common by Deed from June R. Lokey, Personal Representative/Executor of the Estate of John Russell Bulick, dated 06/30/2011 and filed for record on 07/22/2011 in Instrument 201107220056390, Register's Office for Davidson County, Tennessee.

The subject property is not now nor ever has been the marital residence of the Grantors.

This conveyance is subject to: 1. All matters as set forth per Plat Book 5200, Page 612, and Plat Book 6250, Page 363, said Register's Office; 2. Restrictions of record in Book 6291, Page 899, 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 688 Mercer Drive, 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), her 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), her 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 14th day of March, 2012.

June R. Lokey

June R. Lokey

Jane Robin Smith

By: June Lokey, Attorney-in-fact

By: June Lokey, Attorney-in-fact

State of Tennessee
County of Rutherford

Personally appeared before me June R. Lokey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of March, 2012 .

Carol M Holmes

Notary Public
My Commission Expires: 6/3/12

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford

State of Tennessee
County of Rutherford

On this 14th day of March, 2012, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared June R. Lokey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of Jane Robin Smith, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue of an instrument of record in Book * , Page _____; Register's Office of Davidson County, Tennessee.

* 20120319-0022862

WITNESS my hand and seal this 14th day of March, 2012 .

Carol M Holmes

Notary Public
My Commission Expires: 6/3/12

Carol M. Holmes
State Of Tennessee Notary Public
County of Rutherford

~~RETURN TO:~~
Memorial Title, LLC
2630 Memorial Blvd., Ste 203
Murfreesboro, TN 37129