Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Shadrick Stone-Hall
721 Stone Hedge Drive
Old Hickory, TN 37138

MORTGAGEE
Mortgage Investors Group
8320 E. Walker Springs Ln
Knoxville, TN 37923

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 053-16-0
PARCEL 260.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James Deatrick, Jr., unmarried and Daryl Spicer, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Shadrick Stone-Hall and wife, Bethany Stone-Hall,** hereinafter called the Grantees, their heirs and 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. 6 on the Plan of Stone Hedge, Section Four, as of record in Plat Book 9700, Page 266, amended in Book 10159, Page 42, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of said property.

Being the same property conveyed to James Deatrick, Jr. and Daryl Spicer, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated December 16, 2011 and filed of record in Instrument No. 20111228-0101329, Register's Office for Davidson County, Tennessee.

This is investment property, not the principal residence of grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 1116, Page 130; Right of Way Deed for Highway Purposes of record in Book 5269, Page 302 and in Book 5279, Page 146; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8883, Page 641 and in Book 8883, Page 651; Deed of Conveyance of record in Book 10749, Page 262, easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 9700, Page 265, Amended in Book 10159, Page 42, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **721 Stone Hedge Drive Old Hickory, TN 37138.**

BILL GARRETT, Davidson County
Trans:T20120028198 DEEDWARR
Recvd: 04/18/12 12:57 2 pgs
Fees:13.00 Taxes:480.63
20120418-0033128

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees 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 Grantees, their heirs and 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 30th day of March, 2012.

James Deatrick, Jr.

Daryl Spicer

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James Deatrick, Jr., and Daryl Spicer, the bargainor(s) 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 within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of March, 2012.

Tina D. Brown
NOTARY PUBLIC

My Commission Expires: 1-26-2014

TINA D. BROWN NOTARY PUBLIC AT LARGE WILSON COUNTY TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $129,900.00.

AFFIANT

Subscribed and sworn to before me this 30th day of March, 2012.

NOTARY PUBLIC

My Commission Expires:

MELISSA J. BUTCHKO-TURECK STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires August 20, 2014