BILL GARRETT, Davidson County
Trans:T20120030957 DEEDWARR
Recvd: 04/27/12 14:20 2 pgs
Fees:13.00 Taxes:606.80
20120427-0036240

WARRANTY DEED

ET-12-2547

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF April, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-05-15
(AFFIX SEAL)

EMILY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Emily Downs	Mortgage Investors Group	
2849 Paddle Wheel Drive	(NAME) 8320 E. Walker Springs Lane, Suite 200	62-2-B-55.00 CO
(ADDRESS) Nashville, TN 37214	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ANTHONY WILFERT, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMILY DOWNS, AN UNMARRIED WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 133, ABBINGTON PARK, PHASE ONE, SECTION TWO, as shown on plat of record in Instrument Nos. 20030922-0139712 and 20031006-0146904, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Anthony Wilfert by Warranty Deed from Angela K. Daniell and husband, Jason Daniell, recorded on the 30th day of September, 2008 in Instrument No. 20080930-0098898, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (1) county taxes for the year 2012 and subsequent years which are not yet due and payable; (2) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ABBINGTON PARK, PHASE ONE, SECTION TWO, as recorded in Instrument Nos. 20030922-0139712 and 20031006-0146904; (3) Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20030213-0020075, 20040401-0036605, 20040401-0036606, 20040518-0058461, 20041202-0143844, 20041202-0143845, 20041202-0143846, 20041202-0143847, 20041202-0143848, 20041202-0143849, 20041202-0143850, 20041207-0149936, 20041217-0149937, 20041217-0149938, 20041217-0149939, 20041217-0149941, 20041217-0149942, 20041217-0149943, 20050201-0011849, 20050204-0013531, 20050204-0013532, 20050204-0013533, 20050204-0013534, 20060202-0012846, 20081008-0101931 and 20081031-0108645; (4) Terms and provisions of by-Laws recorded in Instrument No. 20030303-0027406; (5) Charter of Homeowners Association recorded at Instrument No. 20030303-0027405; (6) Stormwater Detention Agreement recorded at Instrument No. 20030109-0004246; (7) Easement for Sanitary Sewer/Storm Drainage, recorded in Instrument Nos. 20040204-0013718, 20040204-0013719 and 20060811-0098951; (8) Conveyance to Homeowners Association recorded at Instrument No. 20040415-0042646; all of the above of record in the Register's Office for Wilson County, Tennessee; and (9) any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2849 Paddle Wheel Drive, Nashville, Tennessee 37214
(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 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 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/our hand(s) this 26th day of April, 2012.

Anthony Wilfert

STATE OF Tennessee

COUNTY OF Davidson

On this the 26th day of April, 2012, before me personally appeared Anthony Wilfert to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of April, 2012.

Notary Public
My Commission Expires: 10-05-15

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520