WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120039384 DEEDWARR
Recvd: 05/30/12 11:01 2 pgs
Fees: 13.00 Taxes: 1106.30
20120530-0046620

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joshua Borders	Mortgage Investors Group	16004013500
(NAME)	(NAME)	
527 Trousdale Drive	8320 East Walker Springs Ln. #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220-2206	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, **Clint W. Southern and wife, Kathryn S. Southern**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joshua Borders and Sara Borders , 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. 82 on the Plan of Brentview Hills, Section 5, as of record in Book 3842, page 260, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Clint W. Southern and wife, Kathryn S. Southern by Deed from Gary C. Hall and wife, Anita K. Hall, dated 08/28/2006 and filed for record on 08/31/2006 in Instrument 200608310107624, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

County of Davidson taxes for the year 2012 and subsequent years, a lien not yet ascertainable, due or payable.
All matters as set forth per Plat of record in Plat Book 3842, Page 260, Register's Office for Davidson County, Tennessee.
Restrictive Covenants of record in Book 4404, Page 813, Register's Office for Davidson County, Tennessee.
Grant of Transmission Line Easement of record in Book 2274, Page 425, Register's Office for Davidson County, Tennessee.
Easement of record in Book 2295, Page 534, Register's Office for Davidson County, Tennessee.

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 527 Trousdale Drive, Nashville, TN 37220 AKA 527 Brentview Hills Drive, Nashville, TN 37220

(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 our hands this 24th day of May, 2012.

Clint W. Southern 5/24/12

Clint W. Southern

Kathryn S. Southern 5/24/12

Kathryn S. Southern

State of Tennessee
County of Williamson

Personally appeared before me Clint W. Southern and Kathryn S. Southern, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of May, 2012.

Notary Public
My Commission Expires: 9/23/13

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY