WARRANTY DEED

G-VRES-12-3815

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Amanda Smith
Affiant

Subscribed and sworn to before me, this 19th DAY OF June, 2012.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Thomas Smith	Mortgage Investors Group	
3815 Plantation Drive	(NAME) 1321 Murfreesboro Rd, Suite 606	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, TN 37217	74-12-91.00
(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 ANNA HUDSON ROACH , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto THOMAS SMITH AND AMANDA SMITH, 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: WIFE,

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 519, HERMITAGE HILLS, SECTION FIVE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3300, PAGES 1 AND 2, 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 ANNA CAROL HUDSON, UNMARRIED BY WARRANTY DEED FROM CHRISTOPHER M. MASON AND WIFE, BETHANY L. MASON, RECORDED ON THE 19TH DAY OF FEBRUARY, 2008 IN INSTRUMENT NO. 20080219-0015553, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ANNA CAROL HUDSON HAVING SINCE MARRIED AND IS NOW KNOWN AS ANNA HUDSON ROACH. THE ABOVE REFERENCED PROPERTY HAS NEVER BEEN THE PRINCIPAL MARITAL RESIDENCE OF ANNA HUDSON ROACH AND SPOUSE, ALAN ROACH.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 3300, PAGE 1 AND 2; EASEMENT OF RECORD IN BOOK 3428, PAGE 379 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3815 Plantation Drive, Hermitage, Tennessee 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), 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.

BILL GARRETT, Davidson County
Trans:T20120047286 DEEDWARR
Recvd: 06/27/12 10:23 2 pgs
Fees:13.00 Taxes:414.40
20120627-0056243

Witness my/our hand(s) this 19th day of June, 2012.

Anna Hudson Roach

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anna Hudson Roach, the within named bargainor, 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 the 19th day of June, 2012.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903