BILL GARRETT, Davidson County
Trans:T20120055260 DEEDWARR
Recvd: 07/27/12 10:27 2 pgs
Fees:13.00 Taxes:573.50

20120727-0066261

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $155,000.00

Affiant

Subscribed and sworn to before me, this 26th day of July, 2012.

Notary Public
My commission expires: 9/9/14

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

06-1206-74727

Address of New Owner:	Send Tax Bills to:	Tax Information
Lori A. Staley	Mortgage Investors Group	064-16-0-D-147.00CO
2501 Winter Springs Ct.	8320 E. Walker Springs Lane	
Hermitage TN 37076	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, David Charles McMillen, Successor Trustee of the Charles D. McMillen Revocable Trust Agreement uad March 18, 1994, and Charles Michael Ingram, Successor Trustee of the Mildred D. McMillen Revocable Trust Agreement uad March 18, 1994, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Lori A. Staley, married hereinafter called the Grantees, their successors 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. 160, on the Plan of Section Three, Truxton Park, of record in Instrument No. 20011024-0116272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles D. McMillen, Trustee of The Charles D. McMillen Revocable Trust Agreement dated March 18, 1994, and Mildred D. McMillen, Trustee of the Mildred D. McMillen Revocable Trust Agreement dated March 18, 1994 by deed from Beazer Homes Corp., DBA Phillips Builders, dated June 24, 2002, recorded June 27, 2002, of record in Instrument No. 20020627-0077920, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2501 Winter Springs Ct., Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 26th day of July, 2012.

SUCCESSOR TRUSTEE

David Charles McMillen, Successor Trustee of the Charles D. McMillen Revocable Trust Agreement uad March 18, 1994

SUCCESSOR TRUSTEE

Charles Michael Ingram, Successor Trustee of the Mildred D. McMillen Revocable Trust Agreement uad March 18, 1994

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said country and state, the within named David Charles McMillen, Successor Trustee of the Charles D. McMillen Revocable Trust Agreement uad March 18, 1994, and Charles Michael Ingram, Successor Trustee of the Mildred D. McMillen Revocable Trust Agreement uad March 18, 1994, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

WITNESS my hand and official seal at Mt. Juliet, Tennessee, this 26th day of July, 2012.

Notary Public

My Commission Expires: 12-27-12

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15