WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120070839 DEEDWARR
Recvd: 09/20/12 09:36 2 pgs
Fees: 13.00 Taxes: 562.40

20120920-0085361

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2012.

Notary Public

MY COMMISSION EXPIRES: 8-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gregory A. Borden	Mortgage Investors Group	172150A10500CO
(NAME)	(NAME)	
3525 Cobble Street	8320 E Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211-7933	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, **Rodney C. Brower and Linda Brower**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gregory A. Borden and Michelle Borden, 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. 49 on the Plan of Holtwoods, Section Eight, of record in Plat Book 9700, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rodney C. Brower and Linda Brower by Deed from Robert S. Coleman, Jr., as Successor Trustee, dated 07/06/2011 and filed for record on 08/05/2011 in Instrument 20110805006049S, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 9700, Page 96, said Register's Office.

Restrictive Covenants of record in Book 9933, Page 153, said Register's Office. .

By-Laws of record in Book 9570, Page 13, said Register's Office.

Charter of the Homeowner's Association of record in Book 9570, Page 05, said Register's Office.

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 3525 Cobble Street, Nashville, TN 37211-7933
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-10468
SMG TN Warranty Deed

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 18 day of Sept., 2012

Rodney C. Brower

Linda Brower

State of Tennessee
County of Wilson

Personally appeared before me Rodney C. Brower and Linda Brower, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18th day of September, 2012.

Notary Public
My Commission Expires: 8/3/15

DANA LOGGINS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122