WARRANTY DEED	STATE OF ~~TENNESSEE~~ Texas COUNTY OF Randall THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th day of November, 2012 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120090021 DEEDWARR
Recvd: 11/27/12 09:08 2 pgs
Fees:13.00 Taxes:240.50
20121127-0108610

KARIE KERSH
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 08-22-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
Elissa Akridge	Mortgage Investors Gp	162040040000
(NAME)	(NAME)	
4901 Shihmen Drive	8320 E Walker Springs Lane	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	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 Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Francis A. ~~Rossnagel~~ XXXXX Rossnagel, Trustee of the Francis A. Rossnagel Revocable Trust U/A/D May 20, 2005,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Elissa Akridge, an unmarried person,** hereinafter called the Grantees, their heirs 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, Lot No. 135 on the Plan of Antioch Park, Section 4, of record in Plat Book 4300, page 119, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Francis A. Rossnagel, Trustee of the Francis A. Rossnagel Revocable Trust U/A/D May 20, 2005, by deed from Francis A. Rossnagel, dated May 20, 2005 of record in Instrument No. 20050524-0058331, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

~~unimproved~~ ☐
This is improved ☒ property, known as 4901 Shihmen Drive, Antioch, TN 37013

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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 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 our hands this 12th day of November, 2012

Francis A. Rossnagel, Trustee of the Francis A. Rossnagel Revocable Trust U/A/D May 20, 2005

STATE OF Texas
COUNTY OF Randall

Personally appeared before me, the undersigned authority, **Francis A. Rossnagel, Trustee of the Francis A. Rossnagel Revocable Trust U/A/D May 20, 2005**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of November, 2012.

Notary Public

My commission expires: 8-22-2016

KARIE KERSH
NOTARY PUBLIC,
STATE OF TEXAS
My Commission Expires 08-22-2016