THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
Bell Title LLC
1616 Westgate Circle
Brentwood, TN 37027
Telephone: 615-221-4335 Fax: 615-369-8606
File No. 13-2001

BILL GARRETT, Davidson County
Trans:T20130049689 DEEDWARR
Recvd: 06/13/13 09:54 2 pgs
Fees:13.00 Taxes:394.05
20130613-0060290

Property Address:
112 Stone Bridge Court, Antioch, TN 37013
15006012400

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kendra Miles**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **Nicole Watson**, an Unmarried Woman, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Towne Village of the County, Section 3, of record in Book 5200, Pages 268-269, Register's Office of said County, to which reference is hereby made for a more particular description.

AND BEING THE SAME premises conveyed to Grantor by virtue of a special warranty deed from The Secretary of Housing and Urban Development, dated February 22, 2011, and recorded February 25, 2011, in the Register of Deeds for the County of Davidson, as Document No. 201102250015536.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2013 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ ] is not a part of the homestead of Grantor, or [X] is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $106,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $106,500.00

Subscribed and sworn before me this 10th day of June, 2013.

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant

Notary Public EXP 5-2014

WITNESS Grantor's hand this 10th day of June, 2013.

Kendra Miles {Seal}

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 10th day of June, 2013, before me the undersigned officer, personally appeared Kendra Miles, known to me (or satisfactorily proven) to be the party executing the foregoing instrument and he acknowledged that he executed same as his free act and deed.

CHARLES C. GILLIAM, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires

Notary Public

My Commission expires: 12/6/15

Grantor's Name, Address, Phone:
Kendra Miles

Grantee's Name, Address, Phone:
Nicole Watson
112 Stone Bridge Court
Antioch, TN 37013

SEND TAX STATEMENTS TO ~~THE GRANTEE.~~
Mortgage Investors Group
8320 East Walker Springs Lane Suite 200
Knoxville, TN 37923

MAP and PARCEL: 150-6-124.00