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Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

The actual consideration or value, whichever is greater, for this transfer is $188,000.00

Affiant

Subscribed and sworn to before me, this 18th day of June 2013.

Notary Public
My commission expires:

Address of New Owner:	Send Tax Bills to:	Tax Information
Jonathon C. Smith 1408 Beech Grove Way Nashville, TN 37211-0000	Mortgage Investors Corp 8320 E. Walker Springs Lane Ste. 200 Knoxville TN 37923	161060A13300CO

BILL GARRETT, Davidson County
Trans:T20130052073 DEEDWARR
Recvd: 06/20/13 09:32 2 pgs
Fees:13.00 Taxes:695.60

20130620-0063115

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Amelia Dehart Nennstiel Emmert a married person hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to Jonathon C. Smith and wife Mariana F. Rios hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. 133 on the plan of Oakhill Townhomes, Phase 3 Lot 3 as shown as Exhibit A-1 to the Second Supplemental Declaration of Protective Covenants Conditions, Restrictions and easements for Oakhill Townhomes of record as Instrument No. 20080709-0070601 Register's Office for Davidson County, Tennessee to which plan reference is herby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Amelia Dehart Nennstiel (now known as Amelia Dehart Nennstiel Emmert) by deed from Centex Homes, a Nevada general partnership of record in Instrument No. 20091023-0098028 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2013 taxes, a lien which are not yet due and payable. 2) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20070614-0071397 and amended in Instrument No. 20080325-0030014 and No. 20080709-0070601 and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 1408 Beech Grove Way, Nashville,, Tennessee 37211-0000

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

Justin M. Emmert joins in this conveyance for the sole purpose of conveying any marital rights he may have.

WITNESS my hand this 17th day of June, 2013.

Amelia Dehart Nennstiel Emmert

Justin M. Emmert

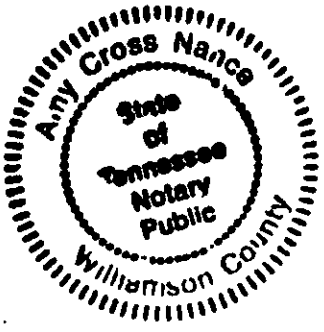
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amelia Dehart Nennstiel Emmert and Justin M. Emmert, the bargainor(s), 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 for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17 day of June, 2013.

Notary Public

My Commission expires: 2/23/15



FILE NO: 07696