BILL GARRETT, Davidson County
Trans:T20130079299 DEEDWARR
Recvd: 09/12/13 14:25 2 pgs
Fees:13.00 Taxes:452.88
20130912-0096471

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0258HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,400.00.

Herschel A Wheetley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 10th day of September, 2013.

Notary Public
Commission Expires: 3-30-15

DAVIDSON COUNTY, TENNESSEE ★ TISHA C. BALDWIN NOTARY PUBLIC AT LARGE

Address of New Owner	Send Tax Bills To:	Map & Parcel
Herschel A. Wheetley 1004 Aldersgate Road Antioch, TN 37013	Mortgage Investors Group 8320 E. Walker Springs Rd, Ste 200 Knoxville, TN 37923	149-02-0B-122.00

WARRANTY DEED

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,

Kristin J. Barnett and husband, James Franklin Barnett

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Herschel A. Wheetley, married

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, being Lot No. 170, on the plan of Phase II, Piccadilly Square, of record in Book 6250, Pages 92, 93, and 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Kristin J. Barnett and husband, James Franklin Barnett, by Warranty Deed form Joy M. Saunders, unmarried, dated 4/5/07 and recorded 4/9/07 in Instrument No. 20070409-0041802, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1004 Aldersgate Road, 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 so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

Dated this the 10th day of September, 2013.

Kristin J. Barnett

James Franklin Barnett

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kristin J. Barnett and husband, James Franklin Barnett** 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 within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 10th day of September, 2013.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)