BILL GARRETT, Davidson County
Trans: T20130093559 DEEDWARR
Recvd: 11/01/13 10:01 2 pgs
Fees: 13.00 Taxes: 647.50
20131101-0113419

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
13-0338HV

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of October, 2013.

Notary Public
Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Elizabeth Campbell et al 1815 Cloverleaf Drive Nashville, TN 37216	Mortgage Investors Group 8320 East Walker Springs Ln. #300 Knoxville, TN 37923	072.12-0-313.00

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,

Cynthia Graham, Co-Executor Samuel Cory Morgan,Co-Executor for the Estate of Robert Easley Whitson

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

Elizabeth Campbell, an unmarried woman, and Brian Allen, an unmarried man

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. 92 on the plan of ~~Birchwood~~ Burchwood Gardens, Section 2, of record in Book 2900, page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert E. Whitson and wife, Emma Jean Whitson by Warranty Deed from the Heirs at Law of Anna Lucille Nixon, being David Nixon, Billie Katherine Nixon Smith, Ana Charlotte Nixon Law and Douglas Nixon, dated February 19, 1991 and filed for record February 21, 1991 in Book 8296, Page 39, Register's Office for Davidson County, Tennessee. Emma Jean Whitson having since died November 17, 2012. Robert E. Whitson having since died April 10, 2013. Cynthia Jean Graham and Samuel Cory Morgan are names as Co-Executors of the Estate of Robert Easley Whitson, by Order of Probate No. 13P-679, Seventh Circuit Court 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: 1815 Cloverleaf Drive, Nashville, TN 37216.

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 whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 29th day of October, 2013.

Cynthia Graham Co-Executor

Cynthia Graham, Co-Executor for the Estate of Robert Easley Whitson

Samuel Cory Morgan Co-EXECUTOR

Samuel Cory Morgan,Co-Executor for the Estate of Robert Easley Whitson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cynthia Graham, Co-Executor and Samuel Cory Morgan,Co-Executor for the Estate of Robert Easley Whitson** 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 Nashville, Tennessee this 29th day of October, 2013.

Angela A. Ramsey

Notary Public
My Commission Expires: 4/23/2014

(Notary Seal)

