WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Shawnna L Ferguson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 9-9-14

(AFFIX SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

BILL GARRETT, Davidson County
Trans:T20130099370 DEEDWARR
Recvd: 11/22/13 13:59 2 pgs
Fees:13.00 Taxes:592.00
20131122-0120552

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawnna L. Ferguson	Mortgage Investors Group	Map 64-11-A
(NAME)	(NAME)	
309 South Cameron Court	8320 E. Walker Springs Ln.	Parcel 69 CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **JUSTIN J. BELOW, UNMARRIED, AND RONALD H. BELOW**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHAWNNA L. FERGUSON,** 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. 69 on the Plan of Caleb Chase of record in Plat Book 6250, pages 821-822, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Justin J. Below and Brandi L. Below and Ronald H. Below, as tenants in common, by deed from Robert Payne, of record in Instrument #20090806-0073830, said Register's Office. Brandi L. Below changed her name to Brandi L. Wilkerson pursuant to Order filed under Docket No. 11-392-II in the Chancery Court for Davidson County, Tennessee. Brandi L. Wilkerson conveyed her interest in said property to Justin J. Below by Quitclaim Deed of record in Instrument No. 20131118-0118584, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 6250, pages 821 - 822, said Register's Office; and (c) restrictive covenants of record in Book 7189, page 553, Book 6777, page 453, Book 6783, page 805 and Instrument No. 20100603-0043191, said Register's Office.

Grantors warrant that they have never lived in this property and that this property is not subject to any marital rights therein.

unimproved ☐

This is improved ☒ property, known as 309 South Cameron Court, Hermitage, Tennessee 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 20th day of November, 2013.

Ronald H. Below by Kevin D. Montgomery, attorney in fact

Ronald H. Below
By Kevin D. Montgomery, Attorney in Fact

Justin J. Below by Kevin D. Montgomery, attorney in fact

Justin J. Below
By Kevin D. Montgomery, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 20th day of November, 2013, before me personally appeared Kevin D. Montgomery, to me known to be the person who executed the foregoing instrument on behalf of Ronald H. Below and Justin J. Below and acknowledged that he executed the same as the free act and deed of Ronald H. Below and Justin J. Below.

Witness my hand and official seal at Nashville, Tennessee this 20th day of November, 2013.

Commission expires:

Kathy Snider
Notary Public

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 20, 2014