WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $191,000.00

Affiant

Subscribed and sworn to before me, this 16th day of January, 2014

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

ANITA LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140004426 DEEDWARR
Recvd: 01/21/14 11:56 2 pgs
Fees:13.00 Taxes:706.70

20140121-0005477

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn S. Christensen	Mortgage Investors Group	156-00-0
(NAME)	(NAME)	(MAP)
7929 Highway 100	8320 E. Walker Springs Lane	056.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Geneva L. Hatcher, unmarried, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kathryn S. Christensen, unmarried, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Being in the 9th Civil District of Davidson County and State, being Lot No. 17, Harpeth Heights, Section 5, not of record, described according to survey made by Hal R. Swann, Jr., Surveyor, June 21, 1965, as follows:

Beginning on the Southerly margin of Highway No. 100, at a point 292 feet East of the Northeast corner of the property conveyed to Alvin W. Terrell and Son, Inc., by deed from E.U. Buchi and wife, of record in Book 3882, Page 487, Register's Office for Said County; Thence Southerly 300 feet; Thence Easterly 146 feet; Thence Northerly 300 feet to the Southerly margin of Highway No. 100; Thence with the same, Westerly 146 feet to the beginning.

Being the same property conveyed to James T. Hatcher and wife, Geneva L. Hatcher by Warranty Deed from E.U. Buchi and wife, Mary Louise Buchi of record in Book 3944, page 552, Register's Office for Davidson County, Tennessee. The said James T. Hatcher having since died.

The execution of this instrument is effected by the signature of Larry Wayne Hatcher, Sr. and James Thomas Hatcher, Jr., as Attorney-in-Fact for Geneva Irene Hatcher, which Power of Attorney is recorded in Instrument No. 20140121-0005476, Register's Office for Davidson, County, TN.

Geneva Irene Hatcher and Geneva L. Hatcher being one and the same person.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 7929 Highway 100, Nashville, Tennessee 37221

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 my/our hand(s) this 16th day of January, 2014.

Geneva Irene Hatcher by Larry Wayne Hatcher, Sr. Attorney-in-Fact
Geneva Irene Hatcher
By: Larry Wayne Hatcher, Sr.
Attorney-in-Fact

Geneva Irene Hatcher by James Thomas Hatcher, Jr. Attorney in Fact
Geneva Irene Hatcher
By: James Thomas Hatcher, Jr.
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the Attorney-in-Fact for, Geneva Irene Hatcher, the bargainor, and that they, as such Attorney-in-Fact, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Geneva Irene Hatcher, the bargainor, by the said, Larry Wayne Hatcher, Jr. and James Thomas Hatcher, Jr., as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 16th day of January, 2014.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/4/2015