#7870

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

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $324,900.00

Affiant

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Subscribed and sworn to before me, this 21st day of February, 2014.

Notary Public
My commission expires:

03-1401-38113

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Rodney Douglas Hanson II 7196 Forrest Oaks Drive Nashville TN 37221	Mortgage Investors 8320 E. Walker Springs Ln Ste. 200 Knoxville TN 37923	155-07-0-A-017.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy W. Burns and wife, Linda M. Burns**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Rodney Douglas Hanson II and Alena Adkinson, husband and wife**, hereinafter called the Grantees, their successors 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. 6, on the Plan of Revision One, Poplar Creek Estates, Phase III, Section "B", of record in Book 7900, Page 993, as revised in Book 9700, Page 123, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy W. Burns and wife, Linda M. Burns by deed from French River Development Company, LLC, a Tennessee Limited Liability Company, dated April 21, 2006, recorded April 15, 2006, of record in Instrument No. 20060425-0047036, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7196 Forrest Oaks Drive, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20140012929 DEEDWARR
Recvd: 02/25/14 09:31 2 pgs
Fees:13.00 Taxes:1202.13
20140225-0015914

WITNESS my hand this 21st day of February, 2014.

Timothy W. Burns

Linda M. Burns

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Timothy W. Burns and Linda M. Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 21st day of February, 2014.

State of Tennessee at Large

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 3/4/15.