8 92
box 13

NEW OWNER:

DAVID BAILEY, ET UX
735 TULIP GROVE ROAD, #300
HERMITAGE, TN 37076

THIS INSTRUMENT PREPARED BY:

ROCHELLE, MCCULLOCH & AULDS, P.L.L.C.
ATTORNEYS AT LAW
109 NORTH CASTLE HEIGHTS AVE.
LEBANON, TN 37087

SEND TAX BILLS TO:

MORTGAGE INVESTORS GROUP
8320 E. WALKER SPRINGS LANE
KNOXVILLE, TN 37923

FILE NO: 14-0058

Map & Parcel: 075120F03500CO

Space for Recorder's stamp

BILL GARRETT, Davidson County
Trans:T20140014959 DEEDWARR
Recvd: 03/05/14 09:13 3 pgs
Fees:18.00 Taxes:462.13
20140305-0018360

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Twenty-Four Thousand Nine Hundred and 00/100 Dollars ($124,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NATHAN A. ROBERTS and wife, BRITTANY M. ROBERTS (f/k/a Brittany N. Madison)** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **DAVID BAILEY and wife, COLLEEN BAILEY**, ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Lot 35 AKA UNIT 300, Tulip Cove Townhomes, as shown on the plat of the same of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said unit.

Being the same property conveyed to NATHAN A. ROBERTS, a single man and BRITTANY N. MADISON, a single woman, as joint tenants with rights of survivorship by Special Warranty Deed from Marquis Homes, LLC., a Tennessee limited liability company, dated May 30, 2008, and of record in Instrument No. 20080612-0060830, Register's Office for DAVIDSON County, Tennessee. Brittany N. Madison is now known as Brittany N. Roberts by subsequent marriage to Nathan A. Roberts.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **735 TULIP GROVE ROAD, #300, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all covenants, conditions, easements, charges, visible easements, rights-of-way and matters of record in Instrument No. 20050525-0059119, Instrument No. 20080103-0000699 and Instrument No. 20120521-0043906 and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 28th day of February, 2014.

NATHAN A. ROBERTS

BRITTANY M. ROBERTS

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **NATHAN A. ROBERTS and BRITTANY M. ROBERTS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 28th day of February, 2014.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC Comm. Exp. 7-8-2014 WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$124,900.00**.

AFFIANT

Sworn to and subscribed to before me this 28th day of February, 2014.

NOTARY PUBLIC

My commission expires: _____

Victor Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County