Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $245,900.00

Affiant

Subscribed and sworn to before me, this 17th day of April 2014.

Notary Public
My commission expires: 1/26/16

REBECCA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 01-26-2016

Address of New Owner	Send Tax Bills to:	Tax Information
Laura M. Keck 7032 Sugarplum Road Nashville TN 37211-0000	Mortgage Investors Group 8320 E. Walker Springs LN., Ste. 200 Knoxville, TN. 37923	181010A11200CO

BILL GARRETT, Davidson County
Trans:T20140027533 DEEDWARR
Recvd: 04/23/14 08:51 2 pgs
Fees:13.00 Taxes:909.83
20140423-0033970

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Michael E. Thurmond, Annette Hawkins, and Suzanne Thurmond hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Laura M. Keck, an unmarried woman hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 135 on the Plan of Sugar Valley Section Three of record in Instrument No. 20000410-0035743 Register's Office for Williamson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Max Thurmond and wife Carolyn Thurmond by deed from Yazidan Construction, Inc. of record in Instrument No. 20000508-0045891 Register's Office for Davidson County, Tennessee. Carolyn Thurmond having conveyed her interest to Max Thurmond by deed of record in Instrument No. 200710213-0125361 Register's Office for Davidson County, Tennessee. Max Thurmond died testate on June 14, 2013 and Last Will and Testament duly probated File 13P1490 Davidson County Probate Court and of record in Instrument No. 20140207-0011000 Register's Office for Davidson County, Tennessee. Annette Hawkins, Executrix and pursuant to the Last Will and Testament conveyed the property by deed to Annette Hawkins, Trustee of Carolyn Thurmond Supplemental Needs Trust. Annette Hawkins , Trustee of Carolyn Thurmond Supplemental Needs Trust conveyed the property to Annette Hawkins, Michele Thurmond and Suzanne Thurmond by deed of record in Instrument No. 20140307-0019528 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2014 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Sugar Valley Section Three of record in Instrument No. 20000410-0035743 which amended Book 9700 Page 374 Register's Office for Davidson County, Tennessee 3) Charter of Sugar Valley Homeowner's Association of record in Book 11069 Page 6 4) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 11069 Page 14 and made applicable in Instrument Ni. 20000410-0035790 and as amended and in any allied instruments(s) referred to in said restrictions.

This property is improved property known as 7032 Sugarplum Road, Nashville, Tennessee 37211-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this 17th day of April, 2014.

Michael E. Thurmond

Annette Hawkins

Suzanne Thurmond

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael E. Thurmond and Annette Hawkins and Suzanne Thurmond , the bargainor(s), 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 Brentwood, Tennessee, this 17th day of April, 2014.

Notary Public

My Commission expires: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County

FILE NO: 08132