BILL GARRETT, Davidson County
Trans:T20140034672 DEEDWARR
Recvd: 05/19/14 11:06 2 pgs
Fees:13.00 Taxes:366.30
20140519-0042767

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Angela Jean Harper
3320 Dockside Drive
Hermitage, TN 37076

MORTGAGEE
Mortgage Investors Group
8320 E. Walker Springs Lane #200
Knoxville, TN 37923

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 086-09-0
PARCEL 023.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Ruth Boner, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Angela Jean Harper and Jason Corey Harper, wife and husband,** 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. 19 on the plan of Lakeside Woods Estates, Section Three, as of record in Plat Book 7900, Page's 218, 219, & 220, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ruth Boner, unmarried by deed from Melissa Eldridge (formerly known as Melissa Warrick) and Brandon Eldridge, wife and husband, dated October 12, 2011, filed for record in Instrument No. 20111024-0082405, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 8228, Page 335; easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 7900, Page 218, 219 & 220, Register's Office, Davidson, County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **3320 Dockside Drive Hermitage, TN 37076.**

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 15th day of May, 2014.

Ruth Boner

Ruth Boner

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Ruth Boner, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $99,000.00.

AFFIANT

Subscribed and sworn to before me this 15th day of May, 2014.

NOTARY PUBLIC

My Commission Expires: 03/21/2017

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE