BILL GARRETT, Davidson County
Trans:T20140048862 DEEDWARR
Recvd: 07/09/14 10:48 2 pgs
Fees:13.00 Taxes:462.50
20140709-0060328

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF June, 2014.

Notary Public
MY COMMISSION EXPIRES: 9/29/20
File No. G14-9209D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elyssa Butler and Zach Leavell (NAME)	Mortgage Investors Group (NAME)	51-12-124
400 Indian Trail (STREET ADDRESS)	8320 E. Walker Springs Ln (STREET ADDRESS) Suite 200	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Cody McDaniel, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elyssa Butler and Zach Leavell,** 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 ANDREW JACKSON'S ADDITION TO MONTAGUE PARK SUBDIVISION, as shown by plat of record in Plat Book 547, Page 83-84, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Cody McDaniel from Shaun Donovan, The Secretary of Housing and Urban Development, by Deed dated January 29, 2010, as Instrument No. 20100203-0008592, in the Register's Office for Davidson County, Tennessee.

Michelle McDaniel joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 83-84, Register's Office for Davidson County, Tennessee.

2. Easements for sanitary sewers/storm drainage as recorded in Book 5148, page 140, Register's Office for Davidson County, Tennessee.

3. Easement for private waterline extending from Lot 19 across premises as recorded in Book 4259, page 882, Register's Office for Davidson County, Tennessee.

4. Easement to Madison Suburban Utility District as recorded in Book 2142, page 540, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 400 Indian Trail, Madison, TN 37115.

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. Whenever 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 30th day of June, 2014.

Cody McDaniel — June 30, 2014 Date

Michelle McDaniel — June 30, 2014 Date

STATE OF ILLINOIS

COUNTY OF LAKE }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Cody McDaniel and Michelle McDaniel, husband and wife 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 30th day of June, 2014.

My Commission Expires: OFFICIAL SEAL ROBERT J KELEHER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:09/28/16 Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066