THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Teresa M. Roper
4424 Winton Drive
Antioch, TN 37013
SEND TAX BILLS TO:
Mortgage Investors Group
8320 East Walker Springs Lane, Suite 200
Knoxville, TN 37923

WARRANTY DEED

(Map 163-02, Parcel 031.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **BOBBY JOE SMITH, unmarried**, hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **TERESA M. ROPER, an unmarried woman**, hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 82, on the Plan of Hickory Highland Place, Section 2, Phase 1, according to plat and survey of same appearing of record in Instrument Nos. 19991223-0306510 and 19991223-0306511, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Bobby Joe Smith, unmarried, by Warranty Deed from Jerry Butler Builders, LLC, dated October 21, 2000, of record in Instrument No. 20001024-0105555, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Instrument Nos. 19991223-0306510 and 19991223-0306511; to restrictive covenants of record in Book 10421, Page 239, Book 11103, page 990 and Book 11667, page 310; sewer easement of record in Book 10868, page 866 and Book 10868, page 923, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 4424 Winton Drive, Antioch, TN 37013.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2014 real property taxes which will be prorated at closing and paid by the Grantee.

BILL GARRETT, Davidson County
Trans:T20140060814 DEEDWARR
Recvd: 08/18/14 13:33 2 pgs
Fees:13.00 Taxes:503.20
20140818-0074644

Grantor further covenants and binds Grantor, his heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 15th day of August, 2014.

BOBBY JOE SMITH

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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

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

Notary Public

My Commission Expires: AUGUST 16, 2014

(SEAL)

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $136,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

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

Notary Public

My commission expires: AUGUST 16, 2014

File No. 20140452

GLENN S. MACBETH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY