BILL GARRETT, Davidson County
Trans:T20140064033 DEEDWARR
Recvd: 08/28/14 13:32 2 pgs
Fees:13.00 Taxes:750.73
20140828-0078787

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Chad D Fuller
501 Leslie Ann Court
Hermitage, TN 37076

SEND TAX BILL TO:
~~New Owner or~~
MORTGAGE INVESTORS GROUP
8320 East Walker Springs Lane
#200
Knoxville, TN 37923

MAP/PARCEL 075-12-0B-072.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Donna Collard, an unmarried woman, Jason Spencer and wife, Rachel Spencer,** this day bargained and sold, and does hereby transfer and convey unto **Chad D Fuller,** unmarried, certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Phase Two-Section Three Brookside Woods, a Planned Unit Development of record in Plat Book (Book 970 sic)9700, Page 916, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donna Collard, an unmarried woman, and Jason Spencer and wife, Rachel Spencer by deed from Diane Garrison, unmarried of record in Instrument No. 20060925-0118338 Register's Office for Davidson County, Tennessee, dated September 22, 2006 and recorded on September 25, 2006 and re-recorded on October 31, 2006 in Instrument No. 20061031-0134896.

This is improved property known as: **501 Leslie Ann Court, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 9700, page 916, Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10444, Page 213, as amended in Book 11103, Page 156; and Book 11453, Page 900,, and encumbrances as may be shown of record in the office of the Register of Deeds where the real

property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 22nd day of August, 2014.

Jason Spencer by Donna Collard his Attorney in fact

Jason Spencer by Donna Collard as attorney in fact, recorded in Davidson County Register of Deed in Book *, page ____. * 20140828-0078786

Rachel Spencer by Donna Collard her Attorney in fact

Rachel Spencer by Donna Collard as attorney in fact, recorded in Davidson County Register of Deed in Book **, page ____.

Donna Collard

Donna Collard

** 20140828-0078786

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the with named **Donna Collard** as Power of Attorney for **Jason Spencer and Rachel Spencer,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the with instrument for the purposes therein, contained and who further acknowledged that **Donna Collard** is the Power of Attorney of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and official seal at Wilson County, Tennessee, this 22 day of August, 2014.

Notary Public

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My commission Expires:

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Donna Collard,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 22 day of August, 2014.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $202,900.00.

AFFIANT

Subscribed and sworn to before me this the 22nd day of August, 2014.

NOTARY PUBLIC

My Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File No: 147387