BILL GARRETT, Davidson County
Trans:T20140066654 DEEDWARR
Recvd: 09/08/14 11:03 2 pgs
Fees:13.00 Taxes:259.00
20140908-0081998

BOX 50-B
~~PREPARED~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 29th day of August, 2014, by and between Shelia L Gilchrist, unmarried, party of the first part, and Timothy M Schroeder and wife, Vonda K Schroeder, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee.

BEING Lot No. 145 of Building "M" on the Plan of Cedarwood Courtyard Homes, Phase Two, as of record in Plat Book 5200, Page 60, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being all or part of the same property conveyed to Shelia L. Gilchrist by virtue of that certain Warranty Deed dated August 29, 1996, at Book 10179, Page 566 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson County real property taxes, being a lien not yet due and payable. This conveyance is subject to existing restrictions recorded in Book 5302, Page 546, Book 5495, Page 661 and Instrument No 20070802-0092060 all being of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Shelia L. Gilchrist

Shelia L Gilchrist

STATE OF GEORGIA
COUNTY OF DeKalb

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Shelia L Gilchrist, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29th th day of August, 2014.

Notary Public

My Commission Expires: 9-9-16

KIMBERLY NELSON NOTARY PUBLIC FULTON COUNTY, GEORGIA My Commission Expires 09-09-2016

Property Owner & Address: Timothy M Schroeder and Vonda K Schroeder
145 Cedarwood LN
MADISON TN 37115

Tax Parcel No 043020A14500CO

Property Address: 145 Cedarwood Lane
Madison, TN 37115

MAIL TAX BILLS TO: MORTGAGE INVESTORS GROUP
8320 E WALKER SPRINGS LN #200
KNOXVILLE TN 37923

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $70,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 29th day of August, 2014.

Notary Public

My Commission Expires: 1-4-16

JAMES A. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN.