Davidson County	DEEDWARR
Recvd: 04/21/15 14:32	2 pgs
Fees:13.00 Taxes:514.30	
20150421-0035616	

151467

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Ste 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $139,000.00

Chris A. Fuentes State of Tennessee Notary Public Williamson County

Affiant

Subscribed and sworn to before me, this 17th day of April, 2015.

Notary Public
My commission expires: ~~10/16/16~~ 11/26/17

02-1504-49447

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Greg Brown	Mortgage Investors Group	173-05-0-A-041.00-CO
1820 Shaylin Loop	8320 East Walker Springs Ln	
Antioch TN 37013	Knoxville Tn 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James Matthew Davis, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Greg Brown, an unmarried man, hereinafter called the Grantees, their successors 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 Unit No. 41, together with the appurtenant interest in the common elements of Barnes Crossing, Phase One, a horizontal property regime, as established by Master Deed, of record in Instrument No. 20050721-0084791; re-recorded in Instrument No. 20050805-0092480; as amended in Instrument No. 20051114-0136938; and Instrument No. 20071227-0147998 (erroneously referenced in prior deed as Instrument No. 20070721-0147998), Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned Master Deed, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James Matthew Davis, single person by deed from Ole South Properties, Inc., a Tennessee Corporation, dated September 25, 2009, recorded October 1, 2009, of record in Instrument No. 20091001-0091024, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 1820 Shaylin Loop, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 17th day of April, 2015.

James Matthew Davis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Matthew Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 17th day of April, 2015.

Notary Public
State of Tennessee at Large

My Commission expires 12/27/17

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018