WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2015

Notary Public:

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ronald P. Mills	Mortgage Investors Group	Parcel ID:
220 Riverstone Court	8320 E. Walker Springs Ln.	085140A22000
Nashville, TN 37214	Knoxville, TN 37923	

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 hereby acknowledged, we

Rebecca H. Dempsey f/k/a Rebecca H. Brown and husband, Robert L. Dempsey

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Ronald P. Mills and Jo B. Mills, husband and wife
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 Unit No. 220, on the Plan of Phase One, Riverstone Condominium, of record in Plat Book 6200, Page 466, amended in Plat Book 6900, Page 317, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Riverstone Condominium, a horizontal property regime established by Master Deed and By-Laws of record in Book 6998, Page 839, restated in Book 7245, Page 211, said Register's Office.

Being the same property conveyed to Rebecca H. Brown by deed from Riley, Russell, Cahn & Associates of record in Book 8880, Page 964, said Register's Office, dated March 3, 1993. The said Rebecca H. Brown is now known as Rebecca H. Dempsey.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 6998, Page 839, restated in Book 7245, Page 211 amended in Book 11016, Page 159; Book 6998, Page 868 amended in Book 7245, Page 250, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6200, Page 466 amended in Plat Book 6900, Page 317, said Register's Office.

Power of Attorney of record in Instrument 20150527-0048623 said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 220 Riverstone Court, Nashville, TN 37214

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. 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.

BILL GARRETT, Davidson County
Trans:T20150040954 DEEDWARR
Recvd: 05/27/15 11:44 2 pgs
Fees:13.00 Taxes:603.10
20150527-0048624

Witness our hands this 19th day of May, 2015.

Rebecca H. Dempsey

Robert L. Dempsey by Rebecca H. Dempsey
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca H. Dempsey, 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 at Nashville, Tennessee, this 19th day of May, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Rebecca H. Dempsey, 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 on behalf of Robert L. Dempsey as his/her/their Attorney in Fact as the free act and deed of the within named Robert L. Dempsey.

Witness my hand and official seal at Nashville, Tennessee the 19th day of May, 2015.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.