Davidson County DEEDWARR
Recvd: 05/27/15 15:55 3 pgs
Fees:18.00 Taxes:1850.00
20150527-0048755

15a440

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2015.

Notary Public
MY COMMISSION EXPIRES: 3-25-18
File No. G15-1378D

LAURIE M. HARRIS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Wells and Anna Wells, husband and wife (NAME)	Mortgage Investors (NAME)	17800007100
3 Fox Vale Lane (STREET ADDRESS)	8320 E Walker Springs Lane Ste 200 (STREET ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Cherie Diane Knight, M.D. and Bazzle L. Weiss, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Wells and Anna Wells, 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 Lot No. 2 on the plan of FOX HOLLOW FARMS, as shown by plat of record in Instrument No. 20041005-0119534, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Cherie Diane Knight M.D. & Bazzle C. Weiss from Cindy Roark & Shawn A. Roark, by Deed dated February 26, 2010, as Instrument No. 20100304-0016763, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 8960, page 252, Book 9048, page 590, Book 9052, page 433, Book 9137, page 784, Book 9340, page 579, Book 9400, page 936, Book 9772, page 401, Book 9454, page 59, Book 9648, page 407, Book 9892, page 743, Book 9881, page 497, Book 10112, page 348, Book 10173, page 415, Book 10675, page 549, Book 10940, pages 193-200 and Instrument No. 20050216-0017867, and in any allied instrument(s) referred to in said restrictions.

2. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20041005-0119534, Register's Office for Davidson County, Tennessee.

4. Utility Easement as recorded in Book 9340, page 585, Book 8916, page 345, Book 8960, page 247, and Book 9305, page 487, Register's Office for Davidson County, Tennessee.

5. Lien of record in Instrument No. 20090407-0031914, Instrument No. 20080417-0038685, and Instrument No. 20050804-0092017, said Register's Office.

6. Boundary Line Easement on parent tract of record in Book 9892, page 267, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3 Fox Vale Lane, Nashville, TN 37221.

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. Whenever 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/our hand(s) this 22nd day of May, 2015.

Cherie Diane Knight, M.D. — May 22, 2015 Date

Bazzle L. Weiss — May 22, 2015 Date

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 Cherie Diane Knight, M.D. and Bazzle L. Weiss, wife and husband, the bargainor(s), 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, this 22nd day of May, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

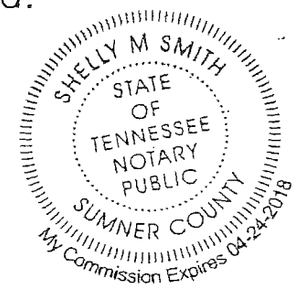
I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

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