WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150064627 DEEDWARR
Recvd: 08/05/15 08:28 2 pgs
Fees:13.00 Taxes:514.30
20150805-0077607

Y-KW-15-1777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00.

Samantha A. Rose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF JULY, 2015.

MARY FRANCES ... STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Samantha A. Rose	**Mortgage Investors Group**	
(NAME) **1777 Red Jacket Drive**	(NAME) **8320 East Walker Springs Lane**	**173050A 05000CO**
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) **Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TAMARA D. FRENCH, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SAMANTHA A. ROSE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being all Lot No. 50 (Fifty) on th Plan of Barnes Crossing Planned Unit Development, as shown by Master Deed of record in Instrument Number 20050721-0084791 re-recorded in Instrument No. 20050805-0092480 and Amended of record in Instrument Number 20051114-0136938 and Further Amended in Instrument No. 20071227-0147998, of said Register's Office, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Tamara D. French, unmarried by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, recorded on the 29th day of August, 2006 in Instrument No. 20060829-0106810, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

- County of Davidson taxes for the year 2015.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BARNES CROSSING, as recorded at Instrument No. 20050128-0010247 (Boundary Plat).
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BARNES CROSSING Condominium of record in Instrument No. 20050721-0084791 , as amended by instrument(s) of record in Instrument Nos. 20050805-0092480, 20051114-0136938 and 20071227-0147998.
- Easement for Right-of-Way, recorded in Instrument Nos. 20050811-0095171 and 20060117-0006147.
- Easement for Broadband Communications, recorded in Instrument No. 20131021-0109630.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1777 Red Jacket Drive, Antioch, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 31st DAY OF JULY, 2015.

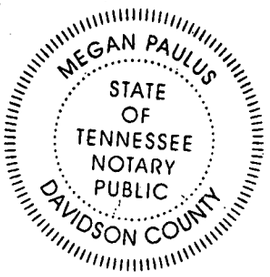
Tamara D. French

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TAMARA D. FRENCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of July, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212