BILL GARRETT, Davidson County
Trans: T20150064687 DEEDWARR
Recvd: 08/05/15 09:09 2 pgs
Fees: 13.00 Taxes: 525.40
20150805-0077675

WARRANTY DEED

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $142,000.00.

Affiant

Subscribed and sworn to me on July 31st, 2015.

NOTARY PUBLIC

My Commission Expires: 3/6/18

THIS INSTRUMENT WAS PREPARED BY:

Community Title Company, LLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Morgan Winchester 735 Tulip Grove Road, Apt. 251 Hermitage, TN 37076	Mortgage Investors Group 8320 E. Walker Springs Lane #200 Knoxville, TN 37923	075120F05700 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Erinne Holland, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Morgan Winchester, unmarried, hereinafter called **"GRANTEE,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 57 a/k/a Unit No. 251, TULIP COVE TOWNHOMES, as shown on plat recorded as Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20050525-00559119, as amended in Instrument No. 20120521-0043906, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Erinne Agee, an unmarried person by Special Warranty Deed from Marquis Homes, LLC, a Tennessee limited liability company, dated December 21, 2012 and being recorded in the Register's Office for Davidson County, Tennessee.

Erinne Agee has since married and is now known as Erinne Holland. The Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

This is improved property known as 735 Tulip Grove Road, Apt 251, Hermitage, TN 37076.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, their successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, their successors 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 our hands on July 31st, 2015.

Erinne Holland

Erinne Holland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On July 31st, 2015, before me personally appeared Erinne Holland to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 31st day of July, 2015

Brenda Zitzman

NOTARY PUBLIC

My Commission Expires: 11-6-2017

