Davidson County DEEDWARR
Recvd: 09/30/15 13:14 2 pgs
Fees:13.00 Taxes:665.63
20150930-0099347

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $179,900.00.

Affiant

Subscribed and sworn to before me, this 25th day of September, 2015.

Notary Public
My commission expires: 3/6/18

DAWN D. CHASE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

05-1508-66703

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Emily Goon 8300 Sawyer Brown Road H303 Nashville TN 37221	Mortgage Investors Group 8320 East Walker Springs Ln #200 Knoxville TN 37923	142-05-0-B-045.00CO

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, **Ewell Ray Clendenen, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Emily Goon**, 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: *unmarried AKA Emily M Goon

Land in Davidson County, Tennessee, being Unit No. H-303, on the Plan of River Plantation Condominium Apartments, Section Three, a condominium, a horizontal property regime, as shown on the Plat of River Plantation Condominium Apartments, Section Three, as established by Master of record in Book 4784, Page 464; as amended in Book 5785, Page 180; Book 5840, Page 663, and Book 11332, Page 184, and as shown on the plan of record in Book 4675, Pages 75, 76, and 77, as amended in Book 4675, Pages 102, 103, 104, and 105, and Book 6231, Page 156, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy P. Engles by Quitclaim Deed from Laura Messamore (Engles), dated April 26, 2011, recorded April 26, 2011, of record in Instrument No. 20110426-0031992, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ewell Ray Clendenen, an unmarried man by deed from Timothy P. Engles, an unmarried man, dated July 21, 2014, recorded July 23, 2014, of record in Instrument No. 20140723-0065298, 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 8300 Sawyer Brown Road H303, 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, 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

XERO

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 25th day of September, 2015.

Ewell Ray Clendenen

STATE OF TENNESSEE
COUNTY OF SUMNER

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

Witness my hand in Hendersonville, TN, this 25th day of September, 2015.

~~Hutch Henderson~~ Rachelle Caudill
State of Tennessee at Large

My Commission expires: ~~04/17/18~~ 10/23/18

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I Anita L. Leach, 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.

Anita L. Leach

State of Tennessee/County of Wilson SS:

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

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 9-24-18

Shelly M Smith

Commission Expires
4-24-2018