Davidson County DEEDWARR
Recvd: 10/14/15 12:42 3 pgs
Fees:18.00 Taxes:703.00
20151014-0104531

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 12-27-15

(AFFIX SEAL)

O-FAMC-15-5016

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)
Kateleen Bun	**Mortgage Investors Group**	
(NAME) **5016 Preserve Blvd**	(NAME) **8320 E Walker Springs Lane**	**175-06-0A-098.00-CO**
(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 **TIMOTHY R. LATTA, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KATELEEN BUN, 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:

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Section One, The Preserve at Old Hickory, "Cluster Lot Subdivision" of record in Plat Book 20060824-0104545, Page , in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy R. Latta, an unmarried man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20140723-0065319 Register's Office for Davidson County, Tennessee, dated July 11, 2014 and recorded on July 23, 2014.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- Subject to all matters shown on the Plan of record as Instrument Number 20060824-0104545, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060824-0104548 and Instrument No. 20061208-0152023, Register's Office for Davidson County, Tennessee.
- Easement to First Suburban Water District of record in Book 4453, Page 154, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Colonial Pipeline of record in Book 4542, Page 131, Book 3616, Page 453, Book 3570, Page 13 and Book 3571, Page 599, in the Register's Office for Davidson County, Tennessee.
- Transmission Line Easements of record in Book 2346, Page 378 and Book 4425, Page 582, in the Register's Office for Davidson County, Tennessee.
- Declaration of Taking to United States of America (TVA) of record in Book 11335, Page 609 and Instrument No. 20021017-0127752, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20041103-0132562 in the Register's Office for Davidson County, Tennessee.
- Easement to Tennessee Telephone Company of record in Instrument Number 20061013-0127087, in the Register's Office for Davidson County, Tennessee.
- Easement to TDS Telecom of record in Instrument Number 20061013-0127208, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: 5016 Preserve Blvd, 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 13th DAY OF OCTOBER, 2015.

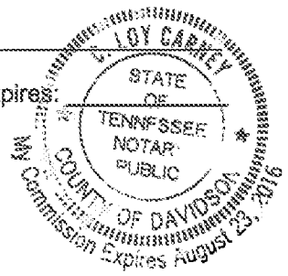
Timothy R. Latta

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY R. LATTA, 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 13th of October, 2015.

Notary Public
My Commission Expires:
(SEAL)



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

True Copy Certification

I, Christi M. Johnson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson [Name of Notary], a notary public for this county and state, Christi M. Johnson [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gail Hudson
Notary's Signature

My Commission Expires: _____

{Notary' Seal}

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-22-2016