BILL GARRETT, Davidson County
Trans:T20150093579 DEEDWARR
Recvd: 11/03/15 10:48 2 pgs
Fees:13.00 Taxes:666.00
20151103-0111821

This Instrument Prepared By:
Athens Title & Escrow LLC
Michael J. Mills, Attorney at Law
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Eugene Henderson, III
2928 Harbor Lights Drive
Nashville, Tennessee 37217

SEND TAX BILL TO:
Mortgage Company

MORTGAGEE
Mortgage Investors Group
8320 East Walker Springs Lane
Suite 200
Knoxville, TN 37923

MAP 136
GROUP 05 0A
PARCEL 003.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum 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, **Shadi M. Eltiti, a married man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Eugene Henderson III and Tassany C. Henderson, husband and wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 3 as shown on the Final Plat of Phase One, Bayview Estates, of record in Plat Book 9700, page 920, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shadi M. Eltiti by deed from NVR, Inc., T/A Ryan Homes, a A Virginia Corporation, January 28, 2000, of record in Instrument No 20000207-0012559, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat Book 9700, page 920, said Register's Office.
3) Matters shown on the Plan of record in Plat Book 9700, page , (which voids, vacates and supercedes the Plat of record in Plat Book 9700, page 797), said Register's Office.
4) Property is subject to all matters affecting said premises as contained in Restrictive Covenants, and recorded Book 10323, page 55, Book 10727, page 268, Book 11019, page 911, Book 11251, page 126, and Book 11271, page 163, Register's Office for Davidson County, Tennessee.
5) Property is subject to all matters affecting said premises as contained in Landscape Agreement, and recorded Book 10339, page 298, Register's Office for Davidson County, Tennessee.
6) Property is subject to all matters affecting said premises as contained in Easements of Record, and recorded Book 11762, Page 271, Book 3708, page 237, Book 7830, page 233, Book 10085, page 576, and Book 10339, page 233 Register's Office for Davidson County, Tennessee.
7) Property is subject to all matters affecting said premises as contained in By-Laws of Record, and recorded Book 10323, Page 86 Register's Office for Davidson County, Tennessee.
8) Any and all restrictions, conditions, and easements of record.

This is improved property known as 2928 Harbor Lights Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Eugene Henderson III and Tassany C. Henderson, husband and wife, their heirs and assigns, forever, and, GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the

same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, 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. 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 this the 30th day of October 2015.

Shadi M. Eltiti

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Shadi M. Eltiti, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 30th day of October 2015.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

MICHAEL K. HARRELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $180,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of October 2015.

NOTARY PUBLIC
My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY