BILL GARRETT, Davidson County
Trans:T20150102805 DEEDWARR
Recvd: 12/04/15 13:48 2 pgs
Fees:13.00 Taxes:1017.13
20151204-0122526

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Ronald Odell Brown, Jr.
229 Windmill Trail
Hermitage, TN 37076

MORTGAGEE
Mortgage Investors Group
8320 E. Walker Springs Ln. #200
Knoxville, TN 37923

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 086120A
PARCEL 050.00CO

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 of which is hereby acknowledged, **Eastland Construction, Inc.,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ronald Odell Brown, Jr.,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being known and designated at all of Lot No. 33, Section Three, Tulip Grove Pointe, as shown on the plat of the same, of record in Instrument No. 20140328-0025675, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Eastland Construction, Inc. by Warranty Deed from Universal Builders, LLC, dated July 17, 2014, filed of record in Instrument No. 20140728-0066581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Instrument No. 20060627-0076734, amended and restated in Instrument No. 20110831-0067559; easement of record in Instrument No. 20070420-0047318, easements, covenants conditions and all matters and notes as shown on the plan of record in Instrument No. 20140328-0025675 Register's Office, Davidson County, Tennessee.

Taxes for the current year have been agreed to by the parties and will be paid by the Grantor.

This is improved property known as **229 Windmill Trail Hermitage, TN 37076.**

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 and assigns, forever; and we do covenant with the said Grantees 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 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 November, 2015.

Eastland Construction, Inc.

By: _____
Bobby Eastland, Jr., President

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bobby Eastland, Jr. as President, respectively, of Eastland Construction, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that Bobby Eastland, Jr. is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Mt. Juliet, TN this the 25th day of November, 2015.

_____
Notary Public

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $274,900.00.

_____
Affiant

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

_____
Notary Public

DEAN ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1.1.16