WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150104070 DEEDWARR
Recvd: 12/09/15 12:53 2 pgs
Fees:13.00 Taxes:924.63
20151209-0123977

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of November, 2015

Notary Public

MY COMMISSION EXPIRES: 11-20-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Koral Fees	Mortgage Investors Group	181100E09300C0
(NAME)	(NAME)	
5306 Missionary Way	8320 E. Walker Spring Lane	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Maria Routh and Eli Routh, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Koral Fees, a single person,** 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, being Lot No. 93 on the Plat of High Point, Phase 1, Section 3, of record as instrument No. 20120507-0039277 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Maria Jimenez, a single woman, by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, recorded on June 3, 2013 of record in Instrument No. 20130603-0055722, Register's Office for Davidson County, Tennessee. The said Maria Jimenez having since been married is now known as Maria Routh. The said Eli Routh joins in the conveyance as to his marital interest in the subject property, if any.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 5306 Missionary Way, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hands this 20th day of November, 2015.

Maria Routh f/k/a Maria Jimenez

Eli Routh

State of Tennessee
County of Williamson

Personally appeared before me Maria Routh and Eli Routh, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 20th day of November, 2015.

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10800