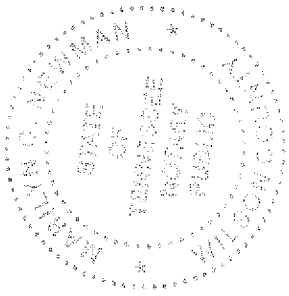
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,000.00

Kaitlyn A Keen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of January, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kaitlyn A. Keen	Mortgage Investors Group	064160D067.00
(NAME)	(NAME)	
1881 Brookmeadow Lane	8320 E Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/02/16 15:39 3 pgs
Fees:18.00 Taxes:651.20
20160202-0010293

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James Scholten and Shelly Dean Scholten, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Kaitlyn A. Keen, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 186 on the plan of Section Two, Truxton Park of record in Instrument Number 20010515-0049898, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to James Scholten by Quit Claim Deed from Adair Scholten, dated 05/19/2011, recorded on 06/02/2011 of record in Instrument No. 20110602-0042160, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Scholten and Adair Scholten, husband and wife, as joint tenants with rights of survivorship by Quit Claim Deed from James Scholten and Adair Scholten, husband and wife, dated 01/19/2010, recorded on 01/27/2010 of record in Instrument No. 20100127-0006768, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Scholten, unmarried by Warranty Deed from Beazer Homes Corp., dated 09/04/2001, recorded on 9/10/2001 of record in Instrument No. 20010910-0097808, in the Register's Office for Davidson County, Tennessee.

Subject to: (1) All matters shown on the plat of record in Plat Instrument No. 200105150049898, in Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, easements and restrictions recorded of record in Instrument No. 20001030-0107559, and First Supplementary Declaration recorded of record in Instrument No. 20010522-0052910, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto; (3) Easement recorded of record in Book 4910, Page 838, in the Register's Office for Davidson County, Tennessee; (4) Easement granted to Gilbert Merritt as contained in Warranty Deed recorded of record in Book 5699, Page 535, in the Register's Office for Davidson County, Tennessee; (5) Easement Agreement recorded of

record in Book 7877, Page 328, in the Register's Office for Davidson County, Tennessee; (6) Stormwater Detention Agreement recorded of record in Instrument No. 20000824008361 2, in the Register's Office for Davidson County, Tennessee; (7) By-Laws recorded of record in Instrument No. 20001101-0108604, in the Register's Office for Davidson County, Tennessee; (8) Quit Claim Deed to the Homeowner's Association recorded of record in Instrument No. 20050311-0027267, in the Register's Office for Davidson County, Tennessee; and (9) Homeowner's Association Charter recorded of record in Instrument No. 20001101-0108603, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1881 Brookmeadow Lane, Hermitage, TN 37076
(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 GRANTEE(S), their heirs and/or 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/or 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 29 day of Jan, 2016

James Scholten

Shelly Dean Scholten

State of Tennessee
County of Wilson

Personally appeared before me James Scholten and Shelly Dean Scholten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of January, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8-14-17

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

MARILYN C. TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry, 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, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

