SUMMER CHARMAINE MCAFEE Notary Public Commonwealth of Virginia 7553717 My Commission Expires Jul 31, 2017 (Notary Stamp)	STATE OF ~~TENNESSEE~~ Virginia COUNTY OF Arlington The actual consideration or value, whichever is greater, for this transfer is $184,632.00. Affiant Subscribed and sworn to before me, this ~~17th~~ 16th day of February, 2016. RH Notary Public My commission expires: July 31, 2017

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
547 N Mt. Juliet Road, Suite 200, Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Troy Denu	Mortgage Investors Group	074-08-0-019-00
7004 Bonnamere Drive	8320 East Walker Springs Lane, Suite 200	
Hermitage, TN 37076	Knoxville, TN 37923	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Reyna M. Howard, a single woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Troy Denu, unmarried

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 808 on the Plan of Section Seven, Hermitage Hills of record in Plat Book 3300, Page (s) 62 and 63, 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 Reyna M. Howard, a single woman by Warranty deed from Jason Bockman, married of record in Instrument No. 20100806-0062063 Register's Office for Davidson County, Tennessee, dated August 4, 2010 and recorded on August 06, 2010.

This is ☐ improved ☐ unimproved property known as **7004 Bonnamere Drive, Hermitage, TN 37076.**

BILL GARRETT, Davidson County
Trans:T20160014422 DEEDWARR
Recvd: 02/22/16 13:00 2 pgs
Fees:13.00 Taxes:683.14
20160222-0016685

P 11/2015

3696

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 17th day of February, 2016.

Reyna M. Howard

STATE OF Virginia
COUNTY OF Arlington

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Reyna M. Howard, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 17th day of February, 2016.

Notary Public
My Commission Expires: July 31, 2017

SolomonParks File No. 415200

SUMMER CHARMAINE MCAFEE
Notary Public
Commonwealth of Virginia
7553717
My Commission Expires Jul 31, 2017