# Warranty Deed

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| BILL GARRETT, Davidson County<br>Trans:T20160023195 DEEDWARR<br>Recvd: 03/22/16 09:55 2 pgs<br>Fees:13.00 Taxes:451.40<br>20160322-0026976 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $122,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 18th day of March, 2016.<br><br>Notary Public<br><br>My commission expires: 3/6/2019 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Jonathan Austin Nixon | Regions Bank D/B/A Regions Mortgage<br>Mortgage Loan Servicing<br>Department 2520, P.O. Box 2153<br>Birmingham, AL 35287-2520 | |
| 209 Brittany Park Circle | | 162-12-0A-015.00-CO |
| Antioch, TN 37013 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SOUTHEAST INGENUITY INVESTMENTS, INC., A FLORIDA CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN AUSTIN NIXON, UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 15 on the Plan of Re-Subdivision of Lots 11 through 30, Brittany Park, Phase 1A, of record in Plat Book 9700, Page 263, Boundary Plat of record in Book 7900, Page 998, 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 Southeast Ingenuity Investments, Inc., a Florida corporation by Quitclaim deed from Saunders Company of North Florida, Inc., a Florida corporation of record in Instrument No. 20110304-0017624 Register's Office for Davidson County, Tennessee, dated February 23, 2011 and recorded on March 04, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 209 Brittany Park Circle, Antioch, TN 37013.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 18th day of March, 2016.

***Southeast Ingenuity Investments, Inc., a Florida corporation***

Rachel Saunders, President

STATE OF FLORIDA
COUNTY OF Seminole

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Rachel Saunders, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Southeast Ingenuity Investments, Inc., a Florida corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 18 day of March, 2016.

Notary Public

My Commission Expires: 03/15/2019

PERCY CANTEENWALLA
Notary Public, State of Florida
Commission# FF 209699
My comm. expires Mar. 15, 2019