BILL GARRETT, Davidson County
Trans:T20160024472 DEEDWARR
Recvd: 03/28/16 10:31 2 pgs
Fees:13.00 Taxes:651.20
20160328-0028529

This Instrument Prepared By:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Cody Winford
1641 Cumberland Station Blvd.
Madison, Tennessee 37115

SEND TAX BILL TO:
Owner

MORTGAGEE
Mortgage Investors Group
8320 East Walker Springs Ln #200
Knoxville, Tennessee 37923

MAP 053
GROUP 09 0B
PARCEL 030.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Andy Regg, a married man** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Cody Winford, an unmarried man**, hereinafter called the "GRANTEE", his heirs and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 212 of Cumberland Station, Section 1 at Wilson Camp, as shown by plat of record in Plat Book/Instrument No. 20011009-0109759 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andy Regg by deed from Arnold M. Weiss, as Substitute Trustee, dated December 15, 2015, of record in Instrument No 20151223-0129094, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Matters shown on the Plan of record in Plat in Instrument No. 20011009-0109759, said Register's Office.
3) Subject to all matters affecting said premises as contained in Restrictive Covenants, and recorded Book 10585, page 496, Register's Office for Davidson County, Tennessee
4) Subject to all matters affecting said premises as contained in Restrictive Covenants, and recorded Inst. No. 20011015-0112096, Register's Office for Davidson County, Tennessee.
5) Any and all restrictions, conditions, and easements of record

This is improved property known as 1641 Cumberland Station Blvd., Madison, Tennessee 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Cody Winford, an unmarried man, his heirs and assigns, forever, and, GRANTOR does covenant 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 warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind himself, its heirs and assigns, 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.

WITNESS our hands this the 23rd day of March, 2016.

Andy Regg

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Andy Regg, a married man, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of March, 2016.

NOTARY PUBLIC
My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)
COUNTY OF Davidson)

The actual value or consideration, whichever is greater, for this transfer is $176,000.00.

AFFIANT

Subscribed and sworn to before me on this 23rd day of March, 2016.

NOTARY PUBLIC
My Commission Expires: 2/24/18

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY