PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

Davidson County DEEDWARR
Recvd: 04/04/16 09:21 3 pgs
Fees:18.00 Taxes:1720.50
20160404-0031474

W & I Ref: (DM) Title No.: 58178
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Mickey King Julie King 1129 Safety Harbor Cove Old Hickory, TN 37138	**Mortgage Investors Group** **8320 E. Walker Springs Ln. Ste 200** **Knoxville TN. 37923**

TAX MAP PARCEL NUMBERS: 064030B09100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$465,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Warren Downs and Jacqueline Downs, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mickey King and Julie King , husband and wife,** hereinafter called the **Grantee**, Grantee's 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. 243 on the Plan of Brandywine Pointe Phase Six Section One of record in Book 7900, page 805, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Warren Downs and wife, Jacqueline Downs by Warranty Deed from John t. Cox and wife, Lori A. Cox, dated October 19, 2012 and recorded on October 23, 2012 of record in Instrument No. 20121023-0096979, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Subject to taxes for the year 2016 and The Plan, with Owner's Certificate, of record in Book 7900, page 805, said Register's Office, which Plan shows minimum building set back line and easement to which Plan reference is hereby made for a more complete description thereof. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 8120 page 170, Book 867 page 14, Book 849010 page 627, Book 9485 page 885, Book 10721 page 835, Instrument No. 20151207-0122778, Declaration of Covenants, Conditions and Restrictions of Brandywine Pointe Dock Association, Inc., of record in Book 8695 page 379, Book 9145 page 957, Book 9576 page 846, Book 9776 page 427, Book 10447 page 711, said Register's Office. Charter of Brandywine Pointe Dock Association Inc, of record in Book 8637 page 563, said Register's Office. Charter of Brandywine Pointe Community Association of record in Book 9013 page 39, Book 9117 page 77, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c. Lease for Brandywine Pointe Community Association of record in Book 9128, page 615 and Assignment and Assumption Agreement of record in Instrument No. 19991208-0301171, said Register's Office.

This is improved property, known as 1129 Safety Harbor Cove, Old Hickory, TN 37138

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of March, 2016.

Warren Downs **Jacqueline Downs**

State of Tennessee

County of Davidson

On this 28th day of March, 2016, before me the undersigned authority, personally appeared Warren Downs and Jacqueline Downs, to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $465,000.00.

Affiant

Sworn and subscribed before me this 28th day of March, 2016.

Notary

My Commission Expires: 9.12.16

LESSA GROOM 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.

Kimie Perry
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.

Liz Jones
Notary's Signature

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

