WARRANTY DEED

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

B-BR-16-7712-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $308,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/24/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David Omar Burgess and Heather Roxane Burgess	**Mortgage Investors Group**	
(NAME)	(NAME)	**126-16-0A-556.00-CO**
7712 Riverview Bend Drive	**8320 East Walker Springs Lane**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221-6581	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **LISA PEEBLES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID OMAR BURGESS AND HEATHER ROXANE BURGESS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 248 on the Plan of Final Plat, Riverwalk, Phase 3C of record in Plat at Instrument No. 20050706-0077607 and Surveyors Certificate of Correction recorded in Instrument No. 2007330-0038464, 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 Bruce Peebles and wife, Lisa Peebles by Warranty deed from The Craig Company of record in Instrument No. 20060425-0047403 Register's Office for Davidson County, Tennessee, dated April 12, 2006 and recorded on April 25, 2006. Bruce Peebles having died March 16, 2016 leaving property to Lisa Peebles as sole tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 200507106-0077607 and Surveyors Certificate of Correction recorded in Instrument No. 2007330-0038464, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, Instrument No. 2002042-0050565, Instrument No. 20040430-0049813 and Instrument No. 20040506-0051985 and Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061130-136691 and Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20011105-0121083, in the Register's Office for DavidsonCounty, Tennessee.
- Charter of the HOA of record in Instrument Number 20020425-0051371 and Instrument No. 20040827-0103644, in the Register's Office for DavidsonCounty, Tennessee.
- Road and Utility Easement of record in Instrument Number 20010706-0072536, in the Register's Office for DavidsonCounty, Tennessee.
- Stormwater Detention Agreements of record in Instrument Number 20010919-0101279 and Instrument No. 20021119-0143587, in the Register's Office for DavidsonCounty, Tennessee.
- Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Nashville Chattanooga and St. Louis Railway of record in Book 513, Page 396, in the Register's Office for Davidson County, Tennessee.
- Easement for TVA of record in Book 4205, Page 194 and Book 4226, page 715 and Book 4257, page 647, in the Register's Office for Davidson County, Tennessee.
- Easement for Tennessee Electric Power Co. of record in Book 751, Page 375 and Book 787, page 7, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160033536 DEEDWARR
Recvd: 04/25/16 08:56 2 pgs
Fees:13.00 Taxes:1139.60
20160425-0039661

• Easement for Harpeth Valley Utilities District of record in Book 7526, Page 315, Book 7526, page 318 and Book 7526, page 324, in the Register's Office for Davidson County, Tennessee.
• Easement for Public Utilities of record in Instrument Number 20021125-0145984, in the Register's Office for DavidsonCounty, Tennessee.
• Subject to all matters shown on the Plan of record in Plat Book 1, Page 25 and Plat Book 1, Page 121, Register's Office for Davidson County, Tennessee.
• Open Space and Common Area of record in Instrument Number 20020424-0050564 and Instrument No. 20040827-0103644, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7712 Riverview Bend Drive , Nashville, Tennessee 37221-6581**.

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 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 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 my/our hand(s) this the 21st DAY OF APRIL, 2016.

Lisa Peebles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LISA PEEBLES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of April, 2016.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212