BILL GARRETT, Davidson County
Trans:T20160041401 DEEDWARR
Recvd: 05/17/16 15:43 2 pgs
Fees:13.00 Taxes:536.50
20160517-0049360

Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Affiant

File Number: 1603125

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

Subscribed and sworn to before me, this 13th day of May, 2016.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Tierny Debnam	Mortgage Investors Group	151100A10400CO
7444 E. Winchester Drive	8320 E. Walker Springs Lane #200	
Antioch, TN 37013	Knoxville, TN 37923	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Eva Brandon, a single person, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Tierny Debnam, an unmarried woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TN, described as follows: to-wit:

Being Lot No. 310, Phase One, Villages of Long Hunter, as shown of record in Instrument Number 20010123-006894, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Eva Brandon, a single person, by Warranty Deed from Aubrey L. Hiam, dated August 20, 2005, of record in Instrument No. 20050912-0109238, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X_improved ___unimproved property known as 7444 E. Winchester Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 13th day of May, 2016.

Eva Brandon

Eva Brandon

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Eva Brandon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 13th day of May, 2016.

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public at Large
My Commission Expires: 10/24/17