PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

Davidson County DEEDWARR
Recvd: 05/20/16 09:27 3 pgs
Fees:18.00 Taxes:738.15
20160520-0050622

W & I Ref: (DM) Title No.: 58316
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Thomas Dulin 3709 Turley Drive Nashville, TN 37211	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923

TAX MAP PARCEL NUMBERS: 14801001000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$199,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard J. Brinsfield and Shawna M. Brinsfield, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas Dulin** 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. 158 on the Plan of Hillbrook, Section 3 of record in Book 3300, page 84, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shawna M. Brinsfield and husband, Richard J. Brinsfield by Warranty Deed from Beth B. Sewell, unmarried, dated July 16, 2012 and recorded on July 23, 2012 of record in Instrument No. 20120723-0064449, Register's Office for Davidson County, Tennessee.

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

Taxes for 2016, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 14801001000.
The Plan, with Owner's Certificate, of record in Book 3300, page 84, said Register's Office, to which plan reference is hereby made for a more complete description.
Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 3460, page 295, 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.
Easement for fence encroachment of record in Instrument No. 20120723-0064448, said Register's Office. No insurance is afforded as to said easement.

This is improved property, known as 3709 Turley Drive, Nashville, TN 37211

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 16th day of May, 2016.

Richard J. Brinsfield **Shawna M. Brinsfield**

State of Tennessee

County of Davidson

On this 16th day of May, 2016, before me the undersigned authority, personally appeared Richard J. Brinsfield and Shawna M. Brinsfield, 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.

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

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $199,500.00.

Affiant

Sworn and subscribed before me this 16th day of May, 2016.

Notary

My Commission Expires: 6/28/17

WILLIAM S CORLEY STATE OF TENNESSEE NOTARY PUBLIC MARSHALL COUNTY

True Copy Certification

I, Cari Mule' 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Cari Mule', who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

My Commission Expires: 02/21/2017