BILL GARRETT, Davidson County
Trans:T20160046396 DEEDWARR
Recvd: 06/02/16 10:01 2 pgs
Fees:13.00 Taxes:1628.00
20160602-0055469

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/24/18

(AFFIX SEAL)

JENNIFER CROWELL NOTARY PUBLIC STATE OF TENNESSEE LEWIS COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tammy Eller and Theodore Morgan, wife and husband | Mortgage Investors Group | 118100012000 |
| | (NAME) | |
| 3408 Woodhaven Drive | 8320 East Walker Springs Lane, Suite 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | Knoxville, TN 37923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Denise Barnes, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Tammy Eller and Theodore Morgan, wife and husband, hereinafter called the Grantees, their heirs 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 NUMBER 59, ON THE PLAN OF PART OF THE O.F. NOEL ESTATE, PLEASANT VALLEY, OF RECORD IN BOOK 1424, PAGE 63, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NUMBER 59 FRONTS 75.0 FEET ON THE EASTERLY MARGIN OF WOODHAVEN ROAD AND EXTENDS BACK BETWEEN PARALLEL LINES 150 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO DENISE BARNES, AN UNMARRIED WOMAN, BY DEED FROM MICHAEL S. POLLARD, AN UNMARRIED MAN, OF RECORD IN INSTRUMENT NO. 20140820-0075612, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 3408 Woodhaven Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 27th day of May, 2016.

**WARRANTY DEED**
(Continued)

Denise Barnes

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Denise Barnes, an unmarried woman, the herein bargainor(s), 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 27th day of May, 2016.

Notary Public

My Commission Expires:

(SEAL)




**RETURN TO:**
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072