BILL GARRETT, Davidson County
Trans:T20160057162 DEEDWARR
Recvd: 07/05/16 15:52 2 pgs
Fees:13.00 Taxes:666.00
20160705-0068736

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Meredith Maly
Affiant

Subscribed and sworn to before me, this 27th day of June, 2016.

Notary Public

My commission expires: 8-23-16

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

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
1535 W. Northfield Blvd, Ste 2, Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Daniel Worley and Katherine Worley	MORTGAGE INVESTORS GROUP	086-04-0-004.00
604 Old Lebanon Dirt Rd	8320 E. WALKER SPRINGS LN. #300	
Hermitage, TN 37076-4311	KNOXVILLE, TN 37923	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Patricia A. McDade, MARRIED

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Daniel Worley and Katherine Worley, husband and wife

(hereinafter called the "Grantee"), his 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. 142 on the Plan of Final P.U.D. Plan, Phase III, Jackson's Retreat of record in Plat Book 5200, Page (s) 517 and 518, 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 Patricia A. McDade by Quitclaim deed from Michael D. McDade of record in Instrument No. 20030828-0125117 Register's Office for Davidson County, Tennessee, dated July 29, 2003 and recorded on August 28, 2003 and Re-recorded on September 11, 2003, in Instrument No. 20030911-0133102. Michael D. McDade, spouse of Patricia A. McDade, hereby joins in this conveyance to convey any and all right, title, claim or interest he may have in and to said property, marital or otherwise.

This is X improved ☐ unimproved property known as **604 Old Lebanon Dirt Rd, Hermitage, TN 37076-4311.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 517 and 518, Register's Office for Davidson County, Tennessee. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 5741, Page 360 as amended in Book 6428, Page 679 and Book 6056, Page 672, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. By-Laws of record in Book 5745, Page 294, Register's Office for Davidson, County, Tennessee. Charter for Jacksons Retreat HOA of record in Book 5745, Page 283, in the Register's Office for Davidson County, Tennessee. Easement of record in Book 6077, Page 968, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 27th day of June, 2016.

Patricia A. McDade

Michael D. McDade

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, Patricia A. McDade and Michael D. McDade, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 27th day of June, 2016.

Notary Public
My Commission Expires: 5/19/20

SolomonParks File No. 2162815

Rebecca A. Dohoda
State of Tennessee
Notary Public
Rutherford County