WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Affiant

Subscribed and sworn to before me, this 29th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 9-10-2018
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20160057810 DEEDWARR
Recvd: 07/07/16 10:35 3 pgs
Fees:18.00 Taxes:897.25
20160707-0069506

BEN SEAMON DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Dolbey	Mortgage Investors Group	128-10-0
(NAME)	(NAME)	(MAP)
658 Hicks Rd	8320 East Walker Springs Lane, Ste. 200	122.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37221-1516	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, I/we, Adam T. Malone and Pamela E. Malone, husband and wife, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Matthew Dolbey and Shaneda Andersen, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 191 on the Plan of Section 4, Stacy Square, of record in Plat Book 4460, Page 12, 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 Adam T. Malone and Pamela E. Malone, husband and wife by Warranty Deed from William Tyler Hampton and Lauren H. Hampton, husband and wife, of record in Instrument No. 20130607-0058238, Register's Office for Davidson County, Tennessee, dated June 05, 2013 and recorded on June 07, 2013.

Being also known as 658 Hicks Road, Nashville, Tennessee 37221.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 658 Hicks Rd, Nashville, Tennessee 37221-1516

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 29th day of June, 2016.

Adam T. Malone by Pamela E. Malone as attorney in fact

Adam T. Malone

Pamela E. Malone

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared ~~Adam T. Malone,~~ Pamela E. Malone with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 29th day of June, 2016.

Notary Public

My Commission Expires: 5/6/2019

John M. Wells
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Pamela E. Malone with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Attorney-in-Fact for Adam T. Malone, the within named bargainor, and that she as such Attorney-in-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Adam T. Malone.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 29th day of June, 2016.

My Commission Expires: 5/6/2019

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County