STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00.

Affiant

BENJAMIN SEAMON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF July, 2016.

Notary Public
MY COMMISSION EXPIRES: 9-10-2018
File No. G16-5639D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Owen Clark and Danielle Atkins (NAME)	Mortgage Investors Group (NAME)	052 12 0 007.00
708 River Pass (STREET ADDRESS)	8320 E. Walker Springs Lane Suite 200 (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Knoxville, Tennessee 37923 (CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160063126 DEEDWARR
Recvd: 07/22/16 10:13 2 pgs
Fees:13.00 Taxes:636.40
20160722-0075605

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Paul S. Hortop, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Owen Clark and Danielle Atkins,** as Tenants in Common with Joint Rights of Survivorship, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 27 on the plan of Marlin Meadows, Section 3, as shown by plat of record in Plat Book 2133, Page 26, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Paul S. Hortop, unmarried from Michael S. Daniel and wife Maggie Daniel, by Deed dated March 16, 2007, as Instrument No. 2070322-0035022, in the Register's Office for Davidson County, Tennessee.
Paul S. Hortop is now married to Marilyn C. Hortop. Marilyn V. Hortop joins in this conveyance for the purpose of conveying any interest she may have in said property, particularly her marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2134, page 41, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2133, page 26, Register's Office for Davidson County, Tennessee.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Paul S. Hortop is signed by his duly appointed Attorney-in-fact Marilyn V. Hortop, pursuant to the Power of Attorney recorded in Instrument #20160722-0075604, said Register's Office.

This is improved property, known as 708 River Pass, Madison, TN 37115.

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. Whenever 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 20th day of July, 2016.

PAUL S. HORTOP

By: Paul S Hortop by Marilyn V Hortop POA July 20, 2016
Marilyn V. Hortop, Attorney-in-Fact Date

Marilyn V Hortop July 20, 2016
Marilyn V. Hortop Date

STATE OF Tennessee

COUNTY OF Davidson }

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Marilyn V. Hortop , 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.

Witness my hand and official seal, this 20th day of July, 2016.

My Commission Expires: 8/21/2018

Notary Public

STATE OF Tennessee

COUNTY OF Davidson }

TRUDY MILLIKEN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Marilyn V. Hortop, Attorney-in-Fact for Paul S. Hortop, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of July, 2016.

My Commission Expires: 8/21/2018

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066