WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160069801 DEEDWARR
Recvd: 08/11/16 15:39 2 pgs
Fees: 13.00 Taxes: 2053.50
20160811-0083832

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $555,000.00

Meredith Mays
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of August, 2016.

Notary Public

MY COMMISSION EXPIRES: 8-23-16

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy Redmon	Mortgage Investors Group	171-07-0-048.00
(NAME)	(NAME)	
5725 Cloverwood Drive	8320 E. Walker Springs Lane #200	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	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 considerations, the receipt of which is hereby acknowledged, we, **Joshua Spence and Ashton Spence, husband and wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Jeremy Redmon and Anna Redmon, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 30 on the Plan of Section 4, CLOVERLAND ACRES, as of record in Book 4600, Page 45, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Joshua Spence and Ashton Spence by Special Warranty Deed dated 4/10/2012 from U.S. Bank Trust, N.A., as Trustee for VOLT Asset Holdings NPL3 organized and existing under the laws of the United States of America of record in Instrument Number 20120508-0039919, Register's Office for Davidson County, Tennessee.

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

This conveyance is subject to Restrictive Covenants of record in Book 4550, page 872 and Book 4720, page 355, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 5725 Cloverwood Drive, Brentwood, TN 37027
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hands this 8th day of August, 2016.

Joshua Spence

Ashton Spence

State of Tennessee
County of Knox

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joshua Spence and Ashton Spence**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8th day of August, 2016.

Notary Public
My Commission Expires: 12-26-17

ANN G. MOTZ
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167