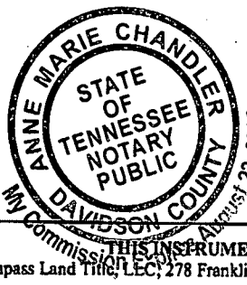
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $132,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 17TH DAY OF AUGUST, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-23-16

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2320B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Aaron Shealy and Erin J. McCroskey	Mortgage Investors Group	162-12-0A-021.00-CO
221 Brittany Park Circle	8320 East Walker Springs Lane #200	
Antioch, TN 37013-3670	Knoxville, TN 37923	

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,

CHRISTOPHER NELSON, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

AARON SHEALY AND ERIN J. MCCROSKEY, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), 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. 21 on the Plan of Resubdivision of Lots 11 thru 30, Brittany Park, Phase 1A of record in Plat Book 9700, Page 46 and Resubdivision in Plat Book 9700, Page 263, 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 Christopher Nelson, an unmarried man by Quitclaim deed from Christopher Nelson and Robert R. Nelson, both unmarried of record in Instrument No. 20130925-0100608 Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 25, 2013. (Value of consideration shown in aforementioned deed $10.00.) Being also known as 221 Brittany Park Circle Antioch, Tennessee 370133670. Property address being provided for informational purposes only.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 46, Plat Book, 9700, Page 263, Boundary Plat of record in Book 7900, Page 998, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10016, Page 870 amended in Book 10772, Page 988 and Book 11398, Page 4 and Instrument No. 20021025-0130771, Register's Office for Davidson County, Tennessee.

Charter of Brittany Park Subdivision Homeowner's Association of record in Book 10016, Page 900, in the Register's Office for Davidson County, Tennessee.

QuitClaim Deed for common areas to Brittany Park Subdivision Homeowner's Association of record in Book 10021, Page 60, in the Register's Office for Davidson County, Tennessee.

By-Laws of Brittany Park Subdivision Homeowner's Association of record in Book 10016, Page 891, in the Register's Office for Davidson County, Tennessee.

Stormwater detention Agreement of record in Book 9938, Page 753, in the Register's Office for Davidson County, Tennessee.

Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4202, Page 787, in the Register's Office for Davidson County, Tennessee.

Easement of record in contained in decree of record in Book 7968, Page 191, in the Register's Office for Davidson County, Tennessee.

Non-exclusive Easement agreement of record in Book 8113, Page 849, as amended in Book 8128, Page92, in the Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20160073654 DEEDWARR
Recvd: 08/23/16 16:12 2 pgs
Fees: 13.00 Taxes: 488.40
20160823-0088312

Restrictions of record as Instrument Number 20031104-0161671 in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 221 Brittany Park Circle, Antioch, TN 37013-3670

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 17th day of August, 2016.

Christopher Nelson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, CHRISTOPHER NELSON, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 17th day of August, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2320B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027