WARRANTY DEED

MEREDITH MALLOY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2018

STATE OF COLORADO
COUNTY OF ARAPAHOE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST, 2016

Notary Public

MY COMMISSION EXPIRES: 11/5/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Angie Moore and Andrew Moore	Mortgage Investors Group	74-12-15
(NAME)	(NAME)	
422 Bonnawood Drive	8320 East Walker Springs Lane, Ste 200	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161847

For and 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 hereby acknowledged, **WE, TERENCE PARHAM AND WIFE, ALISA PARHAM**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **ANGIE MOORE AND ANDREW MOORE, WIFE AND HUSBAND AND VICTORIA MOORE, A MARRIED WOMAN**, 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. 740 on the Plan of Section Seven, Hermitage Hills, of record in Book 3300, pages 62 and 63, Register's Office for said County.

Said Lot No. 740 fronts 76.14 feet on the northeasterly margin of Bonnawood Drive and extends back 152.7 feet on the southeasterly line to a dead line in the rear, measuring 106.0 feet thereon.

Being the same property conveyed to Terence Parham and wife, Alisa Parham by deed from Hollis R. Flanagan and Janet F. Flangan, dated November 22, 2005, of record in Instrument No. 20051128-0142342, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 422 Bonnawood Drive, Hermitage, TN 37076
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20160075359 DEEDWARR
Recvd: 08/29/16 15:25 2 pgs
Fees:13.00 Taxes:614.20
20160829-0090373

Witness our hands this 24th day of August, 2016

Terence Parham

Alisa Parham

STATE OF COLORADO)
COUNTY OF ARAPAHOE)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Terence Parham and Alisa Parham, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of August, 2016.

Notary Public
My Commission Expires:

DAWN GREEN
Notary Public - State of Colorado
Notary ID 20094003046
My Commission Expires Jan 26, 2017