BILL GARRETT, Davidson County
Trans:T20160075857 DEEDWARR
Recvd: 08/30/16 14:48 2 pgs
Fees:13.00 Taxes:576.28
20160830-0090970

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No: M165218

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $155,750.00.

L. M. Hn
Affiant

Subscribed and sworn to before me, this 30th day of August, 2016.

Amanda Vaughn
Notary Public
My commission expires: ~~04/03/20~~ 5/5/2020

STATE OF TENNESSEE NOTARY PUBLIC AMANDA VAUGHN DAVIDSON COUNTY

06-1608-76523

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Deanna Story	Mortgage Investors Group	162-12-0-B-003.00
1345 Bell Rd. #316	8320 W. Walker Springs Lane, Ste 200	
Antioch TN 37013	Knoxville, TN 37923	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Lester D. Widner, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Deanna Story, an unmarried woman**, hereinafter called the Grantees, their successors 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 Unit No. 1C, on the Plan of Phase I, Villas at Belle Parke, of record in Instrument No. 20020913-0111601, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the appurtenant interest in the common elements of Villas at Belle Parke, a horizontal property regime established by Master Deed of record in Instrument No. 20020911-0110959; as amended in Instrument No. 20021025-0130922; Instrument No. 20030515-0066792; and Instrument No. 20040218-0018915, said Register's Office. Said Unit being depicted on the Site Plan attached as Exhibit "C" to the aforementioned Master Deed as amended.

Being the same property conveyed to Jennifer M. Hanna, unmarried and Lester D. Widner by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated January 30, 2004, recorded February 6, 2004, of record in Instrument No. 20040206-0014842, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Lester D. Widner by Quitclaim Deed from Jennifer M. Hanna Widner and Lester D. Widner, dated September 25, 2013, recorded October 18, 2013, of record in Instrument No. 20131018-0109188, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1345 Bell Rd. #316, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind

ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 26th day of August, 2016.

Lester D. Widner

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lester D. Widner**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 26th day of August, 2016.

Notary Public
State of Tennessee at Large



My Commission expires: 04/03/20