Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of October, 2016.

Notary Public
My commission expires: 4-22-20

TEX A. CHAMBERLAIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 10/11/16 12:34 3 pgs
Fees:18.00 Taxes:518.00
20161011-0107406

02-1608-49993

Address of New Owner:	Send Tax Bills to:	Tax Information:
William D. Hovey, Jr.	Mortgage Investors Group	058-00-0-012.00
4527 Eaton's Creek Road	8320 East Walker Springs Lane	
Nashville TN 37218	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, **Jeanne C. Howard (Formerly Known As Jeanne C. Cole)**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William D. Hovey, Jr.**, 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:

A tract of land located in the 23rd Civil District of Davidson County, Tennessee, parcel ID 10310013500 and as described in Instrument DB - 3958-625 in the Registers Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point located on the western right-of-way line of Eatons Creek Road, having a right-of-way width of 50', the same point being the southeastern most corner of the Harvey & Judith Mahling property as recorded in Instrument QC-20120705-0059152 in the Registers Office for Davidson County, Tennessee, said point also being located 4.8' west of a 2" iron pipe found and is the northeastern most corner of the property being herein described; thence, leaving said point in a curve to the right, with and along the western right-of-way line of Eatons Creek Road an arc length of 84.44 feet, a radius of 1805.00 feet and being subtended by a chord of South 25 degrees 30 minutes 32 seconds East, 84.43 feet to a point; thence, leaving said right-of-way line of Eatons Creek Road, passing thru an iron rod found at 6.3 feet, a bearing of South 88 degrees 47 minutes 32 seconds West, 850.78 feet to a Kingpost found, said corner being the southwestern most corner of the property being herein described; thence, leaving said point, North 01 degrees 04 minutes 34 seconds West, 86.00 feet to a 1" iron pipe found, said point being the northwestern most corner of the property being herein described; thence, leaving said point North 89 degrees 25 minutes 40 seconds East, 815.89 feet to the POINT OF BEGINNING.

Said tract of land being herein described containing 67,844 square feet or 1.557+/- Acres.

Being the same property conveyed to Jack Dale Cole, unmarried by deed from Charlie A. Byrum and wife, Rebecca L. Byrum, dated August 5, 1986, recorded August 7, 1986, of record in Book 6943, Page 49, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Jeanne C. Howard (Formerly Known As Jeanne C. Cole) by Quitclaim Deed from Jack Dale Cole, dated October 3, 2011, recorded October 5, 2011, of record in Instrument No. 20111005-0077093, Registers Office for Davidson County, Tennessee. Final

Decree of Divorce filed June 28, 2011 in the Eighth Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 09D-2673.

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 4527 Eaton's Creek Road, Nashville, TN 37218.

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 7th day of October, 2016.

Jeanne C. Howard (Formerly Known As Jeanne C. Cole)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Wilson PMC

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Jeanne C. Howard (Formerly Known As Jeanne C. Cole)**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 7th day of October, 2016.

Public Notary
State of Tennessee at Large

My Commission expires: 6-22-20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Karen Tindall, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Evelyn Watkins [Name of Notary], a notary public for this county and state, Karen Tindall [Name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/5/2019

{Notary' Seal}

EVELYN WATKINS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-05-2019