PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (RF) Title No.: 58645
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Corey Simmons Amberly Culver 909 Malquin Drive Nashville, TN 37216	Mortgage Investors Group 8320 East Walker Springs Lane, Suite 200 Knoxville, TN 37923

TAX MAP PARCEL NUMBERS: 06103013200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$270,470.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Catherine McTamaney, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Corey Simmons and Amberly Culver, tenants in common with rights of survivorship**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 10, Block "K" on the Plan of Broadmoor, Section 2 of record in Book 547, page 174, Register's Office for said County to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Catherine McTamaney, a married woman by Warranty Deed from Theresa Pitts-Shipp and husband, Brian Shipp, dated October 18, 2013 and recorded on October 24, 2013 of record in Instrument No. 20131024-0110994, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2017, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 06103013200.
All Matters shown on The Plan, with Owner's Certificate, of record in Book 547, page 174, said Register's Office.

This is improved property, known as 909 Malquin Drive, Nashville, TN 37216

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20160096019 DEEDWARR
Recvd: 10/31/16 12:32 2 pgs
Fees:13.00 Taxes:1000.74
20161031-0114813

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of October, 2016.

Catherine McTamaney

State of Tennessee

County of Davidson

On this 28th day of October, 2016, before me the undersigned authority, personally appeared Catherine McTamaney, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $270,470.00.

Affiant

Sworn and subscribed before me this 28th day of October, 2016.

Notary

My Commission Expires: 9-10-2018

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY