WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160097709 DEEDWARR
Recvd: 11/04/16 09:27 3 pgs
Fees:18.00 Taxes:702.63
20161104-0116806

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF October, 2016.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-20

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Kelsey Deare	MORTGAGE INVESTORS GROUP 8320 EAST WALKER SPRINGS LANE, 200 KNOXVILLE, TN 37923	07510003100
(NAME)		
8405 Terry Lane		
(ADDRESS)		
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Stefanie Cobb and Karin Cobb, Joint Tenants With Right of Survivorship, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kelsey Deare,unmarried THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LOT NO. 228 ON THE PLAN OF HERMITAGE ESTATES AS OF RECORD IN BOOK 3300, PAGES 70 AND 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF TERRY LANE AT THE COMMON FRONT CORNER OF LOTS NOS. 228 AND 229; THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWESTERLY 130.0 FEET TO A CONCRETE MONUMENT AT THE COMMON REAR CORNER OF LOTS 228, 229, AND 227; THENCE WITH THE LINE BETWEEN LOTS NOS. 227 AND 228 NORTHEASTERLY 141.9 FEET TO A POINT IN THE WESTERLY MARGIN OF TERRY PLACE; THENCE WITH THE SAID MARGIN OF TERRY PLACE, SOUTHEASTWARDLY 91.0 FEET TO A CONCRETE MONUMENT AT THE BEGINNING OF A CURVE HAVING A RADIUS OF 25.0 FEET; THENCE AROUND SAID CURVE SOUTHWESTWARDLY 39.3 FEET TO A CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF TERRY LANE; THENCE WITH THE MARGIN OF SAME, SOUTHWESTWARDLY 112.0 FEET TO A POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO STEFANIE COBB AND KARIN COBB, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, BY WARRANTY DEED FROM WILLIAM NEAL HARGROVE AND WIFE, TRACEY HARGROVE, DATED MARCH 17, 2009, OF RECORD IN INSTRUMENT NO. 20090317-0024146, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 8405 TERRY LANE, HERMITAGE, TENNESSEE 37076.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 8405 Terry Lane Hermitage TN 37076

(House Number) (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 we do covenant with 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 is 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 our hands 10/28/16.

Stefanie Cobb

Stefanie Cobb

Karin Cobb by Stef Cobb
Attorney in Fact

Karin Cobb

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Stefanie Cobb ~~Karin Cobb~~ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 10/28/16.

Notary Public

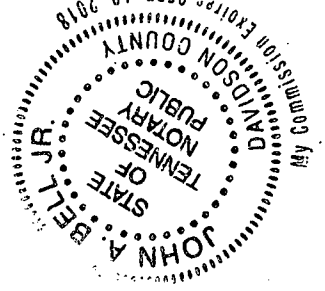
My Commission Expires: _____

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2019

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Stefanie Cobb, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Power of Attorney for Karin Cobb, the within named bargainor, and she as such Power of Attorney being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Karin Cobb by hermself as Power of Attorney.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of October, 2016.



Notary Public
My Commission Expires: