WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $217,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF NOVEMBER, 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/5/20

PATRICIA NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 16-2562B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Rachel Shirley	Mortgage Investor Group	164-13-0-038.00
3609 Longhaven Xing	8320 E. Walker Springs Ln	
Antioch, TN 37013-2344	Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

KRISTY HESTER, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RACHEL SHIRLEY, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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. 200 on the Plan of Section One, Asheford Crossing of record in Plat Book 7900, Page 937, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristy Hester, unmarried by Warranty deed from Michelle N. Howard, unmarried of record in Instrument No. 20121011-0093183 Register's Office for Davidson County, Tennessee, dated October 05, 2012 and recorded on October 11, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 937, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9651, Page 900, as amended in Book 9980, page 482, Book 10301, page 180, Book 10353, page 575, Book 10640, page 941, Book 11455, page 769, Book 10717, page 97, Instrument No. 20001018-0103441, and Instrument No. 20010418-0038191, Register's Office for Davidson County, Tennessee.

Charter of Asheford Crossing Homeowner's Association, Inc. of record in Book 9651, Page 895, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictive Covenants, Dedication of Easements and Sewer Reimbursement Agreement of record in Book 9336, Page 238, in the Register's Office for Davidson County, Tennessee.

By-Laws of Asheford Crossing Homeowner\rquote s Association, Inc., of record in Book 9651, Page 925, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 10574, Page 867, in the Register's Office for Davidson County, Tennessee.

Easement for Power Lines of record in Book 1224, Page 257, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 3609 Longhaven Xing, Antioch, TN 37013-2344

BILL GARRETT, Davidson County
Trans:T20160098203 DEEDWARR
Recvd: 11/07/16 09:06 2 pgs
Fees:13.00 Taxes:804.75
20161107-0117392

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on the 4th day of November, 2016.

Kristy Hester

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KRISTY HESTER, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4th day of November, 2016.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 16-2562B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027