Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #16-1387

BILL GARRETT, Davidson County
Trans:T20160100908 DEEDWARR
Recvd: 11/15/16 15:03 2 pgs
Fees:13.00 Taxes:814.00
20161115-0120515

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rhonda J. Eggert and Mark F. Eggert, a married couple**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Gillian Wise, an unmarried woman**, 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. 81, on the Plan of Parma Heights, Section One, of record in Book 2133, page 23, Register's Office for Davidson County, Tennessee. Said Lot No. 81 fronts 80 feet on the Northerly side of Empire Drive and runs back 167.6 feet on the Easterly line and 187.9 feet on the broken Westerly line to a rear line on which it measures 35.3 feet.

Being the same property conveyed to Rhonda J. Eggert and Mark. F. Eggert, a married couple, by Quitclaim Deed from Samuel Allen and Brooke Allen, a married couple, dated January 2, 2013, of record in Instrument No. 20130102-0000229, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Samuel Allen and Brooke Allen, husband and wife, by deed from Federal National Mortgage Association, dated August 10, 2012, in the amount of $64,000.00, of record in Instrument No. 20120820-0074600, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

**This is improved property, known as: 196 Empire Drive, Nashville, TN 37211.**

**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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. 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. 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 THE EXECUTION HEREOF** this 9th day of November, 2016.

Rhonda J. Eggert by Brittney Darby Her Attorney in Fact
Rhonda J. Eggert by Brittney Darby
Her Attorney in Fact

Mark F. Eggert by Brittney Darby His Attorney in Fact
Mark F. Eggert by Brittney Darby
His Attorney in Fact

State of Tennessee )
County of Davidson)

On this the 9th day of November, 2016, before me personally appeared Brittney Darby, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Rhonda J. Eggert and Mark F. Eggert, acknowledged that such person executed the same as the free act and deed of Rhonda J. Eggert and Mark F. Eggert.

Notary Public

My Commission Expires: 5/8/18




State of Tennessee )
County of Davidson)

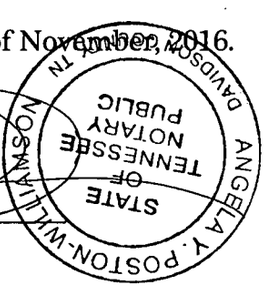
The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 220,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of November, 2016.

Notary Public

My Commission Expires: 5/8/18




NEW OWNER:
Gillian Wise
133-7-265.00
196 Empire Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT:
Mortgage Investors Group
8320 East Walker Springs Lane, 200
Knoxville, TN 37923

TAX MAP-PARCEL #:
133-7-265.00