Davidson County DEEDWARR
Recvd: 11/22/16 08:28 3 pgs
Fees:18.00 Taxes:943.50
20161122-0122959

File No.: TN168238

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of November, 2016.

NOTARY PUBLIC

My commission expires: 10/3/18

DAVID P WEBER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christina L Conroy 2173 Christina Court Hermitage, TN 37076	Mortgage Investors Group 8320 E Walker Springs Ln Suite 200 Knoxville, TN 37923	087 01 0B 022.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifty Five Thousand and 00/100 Dollars ($255,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DAVID M. FRY**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTINA L CONROY**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22 on the plan of Monticello Subdivision, as shown by plat of record in Instrument No. 200604170043313, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to David M. Fry, unmarried, by Special Warranty Deed from Fifth THird Bank, N.A., dated 1/23/2009, recorded 2/9/2009, of record in Instrument No. 20902090010853, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2173 Christina Court, Hermitage, TN 37075, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2016 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of November, 2016.

DAVID M. FRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

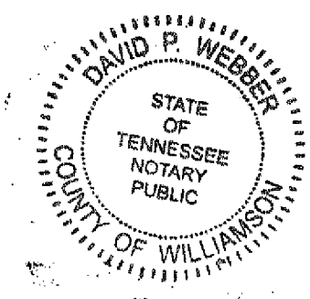
Personally appeared before me, a Notary Public, David M. Fry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of November, 2016.

Notary Public

David P. Webber
Printed Notary Name

My commission expires: 10/3/18



CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

JILL L. SWICEGOOD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

(SEAL)

Jill L. Swicegood

Notary Public

My Commission Expires: Sept 10, 2018