WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160104921 DEEDWARR
Recvd: 11/29/16 13:58 2 pgs
Fees:13.00 Taxes:640.10
20161129-0125184

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Y-KW-16-836-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Linda Cobb	**Mortgage Investors Group**	
(NAME) 3300 North Loop 336 #517 ~~836 Sandburg Place~~	(NAME) 8320 East Walker Springs Lane	108-08-0-314.00
(ADDRESS) Conroe, TX 77304 ~~Nashville, TN 37214-4051~~	(ADDRESS) Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **MICHAEL THUMA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LINDA COBB,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 113 on the Plan of Revised Section Four, Reelfoot of record in Plat Book 6250, Page 678 and revised by Plat Book 6250, Page 700, 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 Michael Thuma, unmarried by Warranty deed from Bobbie Jean Baldwin, unmarried of record in Instrument No. 20120521-0043461 Register's Office for Davidson County, Tennessee, dated May 18, 2012 and recorded on May 21, 2012.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page 678 and revised by Plat Book 6250, Page 700, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6991, Page 121, and Book 6612, Page 610, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20120521-0043461 in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 7322, Page 381 and Book 7322, page 367, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **836 Sandburg Place, Nashville, Tennessee 37214-4051**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 22nd DAY OF NOVEMBER, 2016.

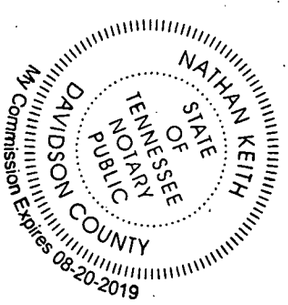
Michael Thuma

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL THUMA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of November, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212