Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-2152

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $194,000.00

Milton Hardy Woods
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of December, 2016

Notary Public
Commission Expires: 9-10-18

BILL GARRETT, Davidson County
Trans:T20160112265 DEEDWARR
Recvd: 12/21/16 10:18 2 pgs
Fees:13.00 Taxes:717.80
20161221-0133984

COUNTY OF DAVIDSON
STATE OF TENNESSEE
NOTARY PUBLIC
SUSAN L HEINRICH

Address of New Owner	Send Tax Bills To:	Map & Parcel
Skye Steele 206 Emmitt Avenue Madison, TN 37115-4712	Mortgage Investors Group 8320 E. Walker Springs Ln Knoxville, TN 37923	051-08-0-059.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Milton Hardy Woods, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Skye Steele, an unmarried man

HEREINAFTER CALLED THE GRANTEES, 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. 8 of Block "I" on the Revised Plan of Power and Roth's Madison Park Subdivision, of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.

Being the same property conveyed to Milton Hardy Woods, an unmarried man by Warranty Deed from Richard W. Lanius and wife, Sheela Nan Lanius, of record in Instrument No. 20100303-0016133, Register's Office for Davidson County, Tennessee, dated February 25, 2010 and recorded on March 03, 2010. (Value of consideration shown in aforementioned Deed $85,000.00) Being also known as 206 Emmitt Avenue, Madison, Tennessee 37115-4712

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 206 Emmitt Avenue, Madison, TN 37115-4712.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 19th day of December, 2016.

Milton Hardy Woods

Milton Hardy Woods

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand and official seal at _____, Tennessee this 19th day of December, 2016.

Notary Public
My Commission Expires: 9-10-18

