This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 01/18/17 15:10 3 pgs
Fees:18.00 Taxes:1269.10
20170118-0005624

ADDRESS NEW OWNER:
Adam Smith & Stephanie Smith
401 Nesbitt Lane
Madison, TN 37115

SEND TAX BILL TO:
Mortgage Investor's Group
8320 E. Walker Springs Lane
Suite 200
Knoxville, TN 37923
MAP/PARCEL 042-08-0-014.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **James Clayton Early and Karen Early, husband and wife,** has this day bargained and sold, and does hereby transfer and convey unto **Adam M. Smith and Stephanie K. Smith, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Madison Meade, Section II of record in Plat Book 3700, Page 107, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEGINNING on the South margin of Nesbitt Lane, at the corner of Lots Nos. 73 and 74; thence East with said Lane, 94.37 feet to a monument; continuing with said Lane, East 127.34 feet to a monument; thence around a curve, Southeasterly 39.27 feet to a monument in the West margin of Grayland Drive; thence South with said Drive, 153 feet to the Southeast corner of Lot No. 74; thence West along the rear line of said Lot, 212.14 feet to the corner of Lots Nos. 73 and 74; thence North with the line of said Lots, 172.04 feet to the beginning.

Being the same property conveyed to Morris Clayton Early and Mildred M. Early, as Tenants by the entirety by Quitclaim deed from Mildred M. Early of record in Instrument No. 20030218-0020685 Register's Office for Davidson County, Tennessee, dated February 04, 2003 and recorded on February 18, 2003. Morris Clayton Early having since died on August 22, 2012, predeceasing Mildred M. Early. Mildred M. Early having since died on April 15, 2014.

Being the same property conveyed to James Clayton Early by Executor's Quitclaim deed from James Clayton Early, as Executor for the Estate of Mildred M. Early of record in Instrument No. 20150224-0015599 Register's Office for Davidson County, Tennessee, dated February 03, 2015 and recorded on February 24, 2015.

This is improved/unimproved property known as: **401 Nesbitt Lane, Madison,Tennessee 37115**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said

situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2017 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book , page , and restrictions in Book , page , and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 13th day of January, 2017.

James Clayton Early

James Clayton Early

Karen Early

Karen Early

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James Clayton Early and Karen Early husband and wife ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 13th day of January, 2017.

Jeri Shoulders

NOTARY PUBLIC

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

My Commission Expires: 9/7/20

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $343,000.00.

Jodie D Early

AFFIANT

Subscribed and sworn to before me this the 13th day of January, 2017.

Jeri Shoulders

NOTARY PUBLIC

JERI SHOULDERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES SEPTEMBER 07, 2020

My Commission Expires: 9/7/20

TRUE COPY CERTIFICATION

I, Kimie Perry 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

