BILL GARRETT, Davidson County
Trans:T20170006511 DEEDWARR
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Fees:13.00 Taxes:1591.00
20170123-0007349

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Blake Smith and Melissa M. Smith 1403 Winding Way Nashville, TN 37216	MORTGAGE INVESTORS GROUP 8320 E. WALKER SPRINGS #200 KNOXVILLE, TN 37923	061080-125.00

THIS INDENTURE, made this 20TH day of January, 2017 between

Linda F. Smith

of Sumner County, Tennessee, hereinafter referred to as **Grantor**, and

Blake Smith and Melissa M. Smith, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantees.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 of Block "D", Section 2, on the Plan of the unrecorded portion of Jackson Park, described according to a survey made by W. B. Southgate, Surveyor, in 1930, as follows:

Beginning on the northerly margin of Winding Way at a point 200 feet west of the southwest corner of the property conveyed to Paul T. Stinson and wife, by deed from Jackson Realty Company, Inc., said point being the corner of Lots Nos. 21 and 22; thence with the line between said two lots, northwardly 230 feet; thence westwardly 200 feet to the corner of Lots Nos. 20 and 21; thence with the line between said two Lots, southwardly 280 feet to the northerly margin of Winding Way; thence with the northerly margin of Winding Way, eastwardly 200 feet to the beginning.

Being the same property conveyed to Robert V. Smith, Jr. and wife, Linda F. Smith by Quitclaim Deed dated 7/25/07 from Robert V. Smith, Jr. of record in Instrument No. 20070727-0089132, and by Affidavit of Heirship of dated 7/20/07 record in Instrument No. 20070720-0086615, said Register's Office for Davidson County, Tennessee. Robert V. Smith, Jr. now being deceased having died on 7/7/14.

This is (X) improved ( ) unimproved property known as: 1403 Winding Way Road, Nashville, TN 37216

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the

same, and that said premises are free from all encumbrances except the 2017 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Linda F. Smith

Linda F. Smith

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Linda F. Smith, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 20th day of January, 2017.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $430,000.00.

Linda F. Smith

Affiant

Sworn to and subscribed before me, this 20th day of January, 2017.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County