WARRANTY DEED

CLR16-0116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF January, 2017

Notary Public

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

WILLIAMSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF TENNESSEE PAMELA JO HARRISON

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1936 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony Bernhardt	Mortgage Investors Group	
116 Beech Forge Drive (ADDRESS)	8320 East Walker Springs Lane (ADDRESS)	
Antioch, TN 37013-2326 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	163-11-0B-070.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOSE TREVINO, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANTHONY BERNHARDT , AN UNMARRIED MAN, hereinafter called the Grantee(s), their heirs 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 Unit No. 70 on the Plan of 2nd Revision, Section Four, Bell Forge Village of record in Plat Book 6250, Page 131, revised in Book 6250, Page 201, 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 Jose Trevino, unmarried by Cash deed for Tennessee from The Secretary of Housing and Urban Development, of Washington, D.C. of record in Instrument No. 20120423-0034215 Register's Office for Davidson County, Tennessee, dated April 06, 2012 and recorded on April 23, 2012.

Jose Trevino has never occupied the said property as his primary residence.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record Plat Book 6250, Page 131 and revised in Book 6250, Page 201, Book 6040, Page 538, Book 6350, Page 858, Book 6651, Page 207, Book 7224, Page 209 and Instrument No. 20061229-0160925, Book 6040, Page 576 and amended in Book 6306, Page 644, Book 11348, Page 899, Instrument 200106270068129, Instrument No. 20050810-0094532, Book 6887, Page 495, Book 7491, Page 883, Book 6531, Page 321, Book 7224, Page 195, Book 7224, Page 246, Book 6040, Page 534, Book 7724, Page 241, Book 6471, Page (s) 77 and 85, in Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 116 Beech Forge Drive , Antioch, Tennessee 37013-2326
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 23rd day of January, 2017.

Jose Trevino by Emmanuel Trevino, attorney in fact

Jose Trevino by Emmanuel Trevino, attorney in fact

Davidson County DEEDWARR
Recvd: 01/25/17 10:39 3 pgs
Fees:18.00 Taxes:425.50
20170125-0008092

STATE OF Tennessee
COUNTY OF Davidson

On this the 23rd day of January, 2017, before me personally appeared Emmanuel Trevino to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jose Trevino and who acknowledged he/she/they executed the same as the free act and deed of the said Jose Trevino.

Witness my hand and official seal, this the 23rd day of January, 2017.

Notary Public

My Commission Expires: 10.12.19

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, 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: 02/21/2017

