Davidson County DEEDWARR
Recvd: 01/25/17 16:05 3 pgs
Fees:18.00 Taxes:493.95
20170125-0008354

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 24th day of January, 2017, by and between Robert E Munn, and wife, Vanessa D. Munn, party of the first part, and Stephanie Byrne, an unmarried woman, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Second Revision of Willow Trace Subdivision, Phase One, of record in Plat Book 7900, Page 14, and corrected by Surveyor's Certificate of Correction, of record in Book 8020, Page 967, and by Surveyor's Second Certificate of Correction, of record in Book 8046, Page 641, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

An easement runs across a portion of Lot No. 1 for an encroachment of the residence on Lot No. 2, which easement is .5' in width, running parallel to and along the northerly side line of Lot No. 1 a distance of approximately 65' from the northeasterly corner of Lot No. 1

Being all or part of the same property conveyed to Robert E. Munn by virtue of that certain Warranty Deed dated October 28, 2013, and being of record at Instrument No. 20131030-0112599 in the Register's Office of Davidson County, Tennessee. Vanessa D. Munn joins in this conveyance to convey any marital rights she may have in said property.

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), her 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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and subject to all easements and restrictions of record; 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), her heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Robert E Munn

Vanessa D. Munn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified Robert E Munn and Vanessa D. Munn, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of January, 2017.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

Property Owner & Address: Stephania Byrne
701 Willow Trace Dr
Whites Creek, Tn 37189

Tax Parcel No 049160A00100CO

Property Address: 701 Willow Trace Dr.
Whites Creek, TN 37189

MAIL TAX BILLS TO: Mortgage Investors Group
8320 East Walker Springs Lane
#200
Knoxville, TN 37923

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $133,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

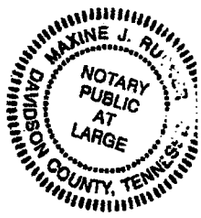
AFFIANT

SUBSCRIBED AND SWORN TO before me this 24th day of January, 2017.

Notary Public

My Commission Expires: _____

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020



Certificate of Authenticity

I, Jennifer Chandler-Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole 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: 01-06-2020