STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,900.00.

Meredith Macy
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 2017.

Notary Public
MY COMMISSION EXPIRES:_____
File No. G17-7276D

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

BILL GARRETT, Davidson County
Trans:T20170017467 DEEDWARR
Recvd: 02/28/17 15:39 2 pgs
Fees:13.00 Taxes:776.63
20170228-0019968

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Erica J. Davis, an unmarried woman (NAME)	MORTGAGE INVESTORS GROUP (NAME)	135-16-0A-011.00-CO
904 Flintlock Place (STREET ADDRESS)	8320 E. WALKER SPRINGS #200 (STREET ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	KNOXVILLE, TN 37923 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Thomas Diebel, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Erica J. Davis, an unmarried woman,** 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. 27 on the plan of NASHBORO VILLAGE, TRACTS 8, 9, 10, as shown by plat of record in Plat Book 5200, Page 186, 187, 188 and 189, Register's Office for said County, to which reference for a more complete description.

Being the same property conveyed to Thomas Diebel, a single man by Deed from Cheri D. Bayer Weldy, an unmarried woman of record in Instrument # 20150429-0038144 in the Register of Deeds of Davidson County, Tennessee.

Krystle Plummer joins in this conveyance for the purpose of conveying any interest he or she may have in said property, particularly marital interest.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 4827, page 14, Book 5465, page 561, Book 5588, page 429, Book 5469, page 840, Book 7751, page 907, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 5200, page 186-189, Register's Office for Davidson County, Tennessee.
3. Easement to Metro Government as recorded in Book 4821, page 111, Register's Office for Davidson County, Tennessee.
4. Easement to Colonial Pipeline as recorded in Book 3955, page 180 and Book 4588, page 473, Register's Office for Davidson County, Tennessee.
5. Easement to Tennessee Power Company as recorded in Book 437, page 14, Register's Office for Davidson County, Tennessee.
6. Easement for sanitary sewers/storm drainage/water mains/pump and appurtenances as recorded in Instrument No. 20140403-0027608, Register's Office for Davidson County, Tennessee.

7. Charter of Homeowner's Association of record in Book 4828, page 834 and Book 5576, page 419, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Krystle Plummer is signed by his/her duly appointed Attorney-in-fact Thomas Diebel, pursuant to the Power of Attorney recorded in Instrument # 20170228-0019967, said Register's Office.

This is improved property, known as 904 Flintlock Place, Nashville, TN 37217.

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 do 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. Whenever 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 27th day of February, 2017.

Thomas Diebel — February 27, 2017 Date

KRYSTLE PLUMMER

By: Krystle Plummer by Tom Diebel — February 27, 2017 Date
Thomas Diebel, Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Thomas Diebel, the bargainor(s), 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, this 27th day of February, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Thomas Diebel, Attorney-in-Fact for Krystle Plummer, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27th day of February, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066