 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $312,900.00. Shannon Bankston Affiant Subscribed and sworn to before me, this 1st day of March, 2017. Michelle W Locke Notary Public My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Josh Reyes and Betsy Reyes	Mortgage Investors Group	173-09-0A-142.00-CO
6925 Sunnywood Drive	8320 E. Walker Springs Lane #200	
Nashville, TN 37211	Knoxville, TN 37923	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Shannon Bankston (formerly known as Shannon N. Nelson) and Julian N. Bankston, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Josh Reyes and Betsy Reyes, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 214 on the Plan of Section One, Lenox Village II, (formerly Addition to Sugar Valley), RS10 Cluster Lot Subdivision, of record in Plat at Instrument No. 20030106-0001756, 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 Shannon N. Nelson, a single woman by Warranty deed from Rebecca R. Mudd and Charles D. Mudd, wife and husband of record in Instrument No. 20141029-0099905 Register's Office for Davidson County, Tennessee, dated October 27, 2014 and recorded on October 29, 2014.

BILL GARRETT, Davidson County
Trans:T20170018099 DEEDWARR
Recvd: 03/02/17 11:01 2 pgs
Fees:13.00 Taxes:1157.73
20170302-0020699

This is improved property known as **6925 Sunnywood Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and assigns, 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.

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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 1st day of March, 2017.

Shannon Bankston

Julian N. Bankston

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Shannon Bankston and Julian N. Bankston, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 1st day of March, 2017.

Michelle W Locke
Notary Public

My Commission Expires: 10/2/17

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SolomonParks File No. 5017053

SP 11/2015