WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

Y-VRES-17-7048

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Lianne Dent and Kristopher Mash	**Mortgage Investors Group**	
(NAME)	(NAME)	
7048 Bridgeport Drive	**8320 E. Walker Springs Lane, 200**	**126-16-0A-252.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Knoxville, TN 37923**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TIMOTHY WARD AND JENNIFER WARD, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LIANNE DENT, AN UNMARRIED WOMAN AND KRISTOPHER MASH, AN UNMARRIED MAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 396 on the Plan of Final Plat of Riverwalk, Phase 2A, Section 1 of record in Plat at Instrument No. 20031014-0151989, 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 Jennifer Ward and husband Timothy Ward by Warranty deed from The Craig Company, a Tennessee Corporation of record in Instrument No. 20050104-0001372 Register's Office for Davidson County, Tennessee, dated December 28, 2004 and recorded on January 04, 2005. (Value of consideration shown in aforementioned deed $195,659.00.)

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20031014-0151989, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20011105-0121083, First Amendment in Instrument No. 20020424-0050565, amended Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20060320-0031638, Instrument No. 20061103-0136691, Instrument No. 20061214-0154502, Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Instrument Number 20020425-0051371, in the Register's Office for DavidsonCounty, Tennessee.
- Quitclaim Deed Conveying the Open Space and Common Areas to Riverwalk Homeowners Association, Inc., of record in Instrument Number 20020424-0050564 and Instrument No. 20040827-0103644, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Harpeth Utilities District of record in Book 7526, Page 315, Book 7526, page 318, Book 7526, page 324 and Instrument No. 20021125-0145984,, in the Register's Office for Davidson County, Tennessee.
- Easement for Roads & Access of record in Instrument Number 20010706-0072536, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Storm Water Detention of record in Instrument Number 20010919-0101279 and Instrument No. 20021119-0143687, in the Register's Office for DavidsonCounty, Tennessee.
- Easement for Landscape Agreement of record in Instrument Number 20010919-0101280, in the Register's Office for DavidsonCounty, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

BILL GARRETT, Davidson County
Trans: T20170021760 DEEDWARR
Recvd: 03/14/17 13:14 2 pgs
Fees: 13.00 Taxes: 1082.25

20170314-0024979

This is **improved** property known as: **7048 Bridgeport Drive , Nashville, Tennessee 37221**.

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 the 6th DAY OF MARCH, 2017.

Timothy Ward

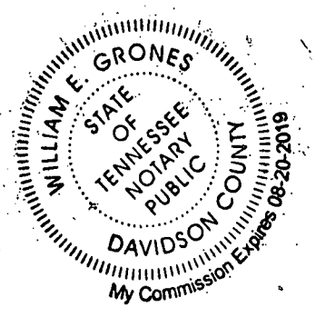
Jennifer Ward

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TIMOTHY WARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of March, 2017.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

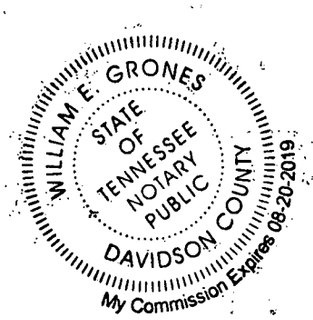


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENNIFER WARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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RETURN TO:
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