BILL GARRETT, Davidson County
Trans:T20170026003 DEEDWARR
Recvd: 03/28/17 10:57 2 pgs
Fees:13.00 Taxes:1479.63
20170328-0030054

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $399,900.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2017.

Notary Public
My commission expires: 10-7-19

ANITA LESTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

06-1702-76658

Address of New Owner:	Send Tax Bills to:	Tax Information:
David B. Balcom 5876 Seven Points Trace Hermitage TN 37076	Mortgage Investors Group 8320 E. Walker Springs Ln. Knoxville, TN 37923	098-13-0-C-043.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Beverly K. Gates and husband, Robert A. Gates**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **David B Balcom and Janet C. Rhodes, husband and wife,** hereinafter called the Grantees, their successors 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. 23, on the Plan of Section Two, The Meadows of Seven Points, of record in Instrument No. 20010726-0079443, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Beverly K. Williams, married by deed from Frank Batson Homes, Inc., dated December 19, 2003, recorded December 22, 2003, of record in Instrument No. 20031222-0182051, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Richard A. Northcutt, Trustee by Quitclaim Deed from Beverly K. Gates, f/k/a Beverly K. Williams, and by Quitclaim from Richard A. Northcutt, Trustee to Beverly K. Gates and husband, Robert A. Gates, dated March 31, 2010, recorded April 1, 2010, of record in Instrument No. 20100401-0024581, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5876 Seven Points Trace, Hermitage, TN 37076.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this 27th day of March, 2017.

Beverly K. Gates

Robert A. Gates

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Beverly K. Gates and Robert A. Gates**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, Tennessee, this 27th day of March, 2017.

Notary Public
State of Tennessee at Large

CHERI D BAYER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 12-20-2020

My Commission expires: