NEW OWNER:
BRIAN C. DOYLE
609 GRANWOOD BOULEVARD
OLD HICKORY, TN 37138

SEND TAX BILLS TO:
Mortgage Investors Group
8320 E. Walker Springs Ln, Ste. 200
Knoxville, TN 37923

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 17-0527

Map & Parcel
063160B10600

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 05/18/17 12:57 4 pgs
Fees:23.00 Taxes:869.50
20170518-0049479

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Thirty-Five Thousand and 00/100 Dollars ($235,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GREGORY APPLETON and JENNIFER APPLETON, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **BRIAN C. DOYLE, an unmarried man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 188 of Hampton Park (formerly Chitwood Downs, a Planned Unit Development), as shown on the plat of the same of record in Plat Book 6900, Pages 550-552 and as corrected by Surveyor's Certificate of Correction, of record in Book 7642, Page 445 and as amended in Book 8181, Page 112, in the Register's Office for Davidson County, Tennessee, to which plat, as corrected, specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to GREGORY APPLETON and JENNIFER APPLETON, husband and wife by Warranty Deed from Michael Schmidt and wife, Urquia Schmidt, dated June 30, 2016, and of record in Instrument No. 20160707-0069412, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **609 GRANWOOD BOULEVARD, OLD HICKORY, TN 37138**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 6900, Page 550-552, and as corrected by Surveyor's Certificate of Correction of record in Book 7642, Page 445, and as amended in Book 8181, Page 112, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 15th day of May, 2017.

GREGORY APPLETON

JENNIFER APPLETON

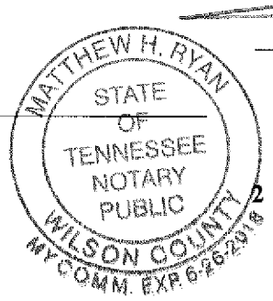
STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GREGORY APPLETON and JENNIFER APPLETON**, 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.

WITNESS my hand and official seal at office this 15th day of May, 2017.

NOTARY PUBLIC

My commission expires: 

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The actual consideration or value, whichever is greater, for this transfer is **$235,000.00.**

AFFIANT

Sworn to and subscribed to before me this 15th day of May, 2017.

NOTARY PUBLIC

My commission expires: 9/4/19

JILL SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry 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 WILSON

Personally appeared before me, Jill Simmons, a notary public for this county and state, Kimie Perry 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: September 4, 2019
Notary Seal (if on paper)

