WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170047273 DEEDWARR
Recvd: 06/05/17 09:00 2 pgs
Fees:13.00 Taxes:1024.90
20170605-0055551

G-ZR-17-5887

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $277,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Carl Miner and Andrea Miner	**Mortgage Investors Group**	
(NAME) **5887 Eatons Creek Road**	(NAME) **8320 East Walker Springs Lane**	**029-00-0-080.00**
(ADDRESS) **Joelton, TN 37080**	(ADDRESS) **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, **MARSHA MAUNEY, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CARL MINER AND ANDREA MINER, HUSBAND AND WIFE,** 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 the 10th Civil District of Davidson County, Tennessee, described in part according to a survey made by John B. Kohl, III, Registered Land Surveyor, Tennessee No. 100, dated May 26, 1977, Job No. W2-15021W-, revised June, 1977, as follows:

Beginning in the westerly margin of Eatons Creek Road at the southeast corner of the property conveyed to Thomas L. Miles and wife by deed from Hughlan E. Walker and wife, of record in Book 4779, Page 67, in the Register's Office for said County; thence with the westerly margin of Eatons creek Road South 26 deg. 10' West 122.8 feet to the northeast corner of Guy Young's property, according to said survey; thence with the northerly line of said Young's property South 88 deg. 30' West 402.8 feet; thence North 1 deg. 30' East 100 feet to the southwest corner of said Miles' property; thence with the southerly line of said Miles' property North 87 deg. 48' East 460.81 feet to the point of beginning.

Being the same property conveyed to Marsha Mauney, a single person by Warranty deed from Regina Fay Patton, Executrix of the Estate of Faye Deane Willis, deceased and Trustee of the Testamentary Trust established under the Last Will and Testament of the said Faye Deane Willis of record in Instrument No. 20160801-0079120 Register's Office for Davidson County, Tennessee, dated July 29, 2016 and recorded on August 1, 2016.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5887 Eatons Creek Road , Joelton, Tennessee 37080**.

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 31st DAY OF MAY, 2017.

Marsha Mauney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARSHA MAUNEY, 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 31st of May, 2017.

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



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212