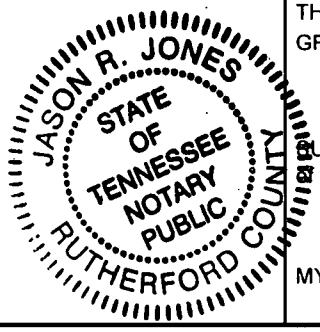
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-1-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
McKenzie K. Mills	Mortgage Investors Group	095-02-O-087.00
(NAME)	(NAME)	
2212 June Drive	8320 E Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170048105 DEEDWARR
Recvd: 06/06/17 14:39 2 pgs
Fees:13.00 Taxes:830.28
20170606-0056631

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 considerations, the receipt of which is hereby acknowledged, I, **Forrest Mathis, married**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **McKenzie K. Mills, an unmarried woman**, hereinafter called the GRANTEE(S), 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 all of Lot No. 84 on the Plan of Walnut Grove, of record in Plat Book 2133, Page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Forrest Mathis, married by Warranty Deed from Bryan C. Parnell and Sarah Martin Parnell, husband and wife, dated 01/04/2017 recorded 01/09/2017, of record in Instrument No. 20170109-0002417, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Bryan C. Parnell by Warranty Deed from Richard Lee Chappell and wife, Sandra Brown Chappell, dated 09/19/2003 recorded 09/25/2003, of record in Instrument No. 20030925-0141893, in the Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 206-2-307 or other similar statute.

Subject to all matters shown on the plat of record in Plat Book 2133, Page 87; and, Covenants, conditions, easements and restrictions of record in Book 2271, Page 541, in the Register's Office for Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal and any special assessments which may come due but omitting any such covenant or restriction based on race, color, religion, sex, familial status or national origin.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2212 June Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), 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), 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 5th day of June, 2017.

Forrest Mathis

State of Tennessee
County of Wilson

Personally appeared before me Forrest Mathis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 5th day of June, 2017.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122