File Box 8

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20170052830 DEEDWARR
Recvd: 06/20/17 14:56 2 pgs
Fees:13.00 Taxes:592.00
20170620-0062067

W & I Ref: (DM) Title No.: 59019
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Adam Cornett 501 Selsey Court South Hermitage, TN 37076	Mortgage Investors Group 8320 East Walker Springs Lane Knoxville, TN 37923

TAX MAP PARCEL NUMBERS: 064160C00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$160,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Ranger Realty Inc.**, a corporation, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Adam Cornett** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Wembley Downs, Second Revision, Section one of record in Book 7900, page 301, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian Halstead and Patricia Halstead by Warranty Deed from Tony M. Zizza, an unmarried man, dated May 15, 2015 and recorded on May 19, 2015 of record in Instrument No. 20150519-0046064, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 9, 2016, recorded on April 25, 2016 of record in Instrument No. 20160425-0039897, Subject property was conveyed to Ranger Realty, Inc.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, page 301, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 8304, page 623, Book 8447, page 633, Book 9522, page 349, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 501 Selsey Court South, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16 day of 16 June, 2017

Ranger Realty, Inc.
By: Pat Halstead
Patricia Halstead, President/Sole Member

State of Florida

County of Pasco

Before me, the undersigned, personally appeared, **Patricia Halstead**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **President/Sole Member,** (or other officer authorized to execute this instrument) of **Ranger Realty Inc.**, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Pasco County Florida this the 16 day of June, 2017.

VALARIE WILLIAMS
Notary Public, State of Florida
Commission# FF 58240
My comm. expires Sept. 26, 2017

Notary

My Commission Expires: 9-26-17

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $160,000.00.

Affiant

Sworn and subscribed before me this 19th day of June, 2017.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019