STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June, 2017.

Notary Public
MY COMMISSION EXPIRES:
File No. G17-8668D

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 20

BILL GARRETT, Davidson County
Trans:T20170054637 DEEDWARR
Recvd: 06/26/17 15:18 2 pgs
Fees:13.00 Taxes:758.50
20170626-0064214

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
David Chapman and Megan Chapman, husband and wife (NAME)	MORTGAGE INVESTORS GROUP (NAME)	096-09-109.00
2721 McKeige Drive (STREET ADDRESS)	8320 EAST WALKER SPRINGS LN STE 200 (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	KNOXVILLE, TN 37923 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Rumalda V. Newman and Jonathan R. Newman, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Chapman and Megan Chapman, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 46, on the plan of PERRY HEIGHTS, of record in Book 2900, Page 18, Register's Office for said County. Said Lot No. 46 begins at a point in the westerly margin of Wellman Drive at the corner of Lots 46 and 47; thence with the line between said lots, westerly 130.0 feet to a point in the east line of Lot No. 45, thence with the line between Lots 45 and 46, northerly 117.00 feet to the South margin of McKeige Drive, thence with the margin of the same easterly curve, southeasterly 39.3 feet to the westerly margin of Wellman Drive, thence with the margin of the same, southerly 74 feet to the point of beginning.

BEING the same property conveyed to Rumalda V. Newman and Jonathan R. Newman, wife and husband from Zachery B. Halford, unmarried, by Warranty Deed dated August 21, 2015, as Instrument No. 20150825-0085785, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Restrictions as recorded in Book 2928, Page 445 and in Book 11421, page 498, Register's Office for Davidson County, Tennessee.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 2900, page 18, Register's Office for Davidson County, Tennessee.
3. Easement for Sanitary Sewers/storm drainage as recorded in Book 4712, page 463, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2721 McKeige Drive, Nashville, TN 37214.

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 and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 22nd day of June, 2017.

Rumalda V. Newman — June 22, 2017 Date

Jonathan R. Newman — June 22, 2017 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Rumalda V. Newman and Jonathan R. Newman, wife and husband, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22nd day of June, 2017.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066