WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M17 6497

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170056831 DEEDWARR
Recvd: 07/03/17 14:33 2 pgs
Fees:13.00 Taxes:1006.40
20170703-0066922

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $272,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of June, 2017.

Notary Public

My commission expires:
(AFFIX SEAL)

DEBORAH L. RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Emily Inman	Mortgage Investors Group	Map 156-02-0 Parcel 117.00
924 Beech Bend Drive	8329 East Walker Sprgs., Ln	
Nashville, Tennessee 37221	Ste.#200 Knoxville, TN 37923	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LaJuana J. Fleming nka LaJuana Throgmorton and Charles Throgmorton, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily Inman, an unmarried woman, and Keith Wiley, an unmarried man, as joint tenants with right of survivorship
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. 617 on the Plan of Harpeth Woods Section of Harpeth Valley Park, of record in Book 4860, Page 111, amended in Book 5051, Page 89, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to John L. Fleming and wife, LaJuana J. Fleming, by Deed dated January 3, 1997 from William Kelly Sovine and wife, Nancye Denise Sovine, of record in Book 10312, Page 591, Register's Office for Davidson County, Tennessee. The said John L. Fleming having quitclaimed to LaJuana J. Fleming, by Quitclaim Deed dated June 16, 2010, of record in Instrument No. 20100618-0047839 and re-recorded in Instrument No. 20100818-0065382, said Register's Office, pursuant to Final Decree of Divorce, No. 08D-988, dated December 10, 2008, filed in the Fourth Circuit Court for Davidson County, Tennessee. John L. Fleming conveyed to LaJuana Throgmorton and Charles Throgmorton, wife, but Quitclaim Deed of record in Instrument No. 20150128-0008056, said Register's Office.

Charles Throgmorton, spouse of the above named LaJuana J. Fleming nka LaJuana Throgmorton, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, including any marital rights and homestead exemption.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4860, Page 111, amended in Book 5051, Page 89, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Right-of-Way along Old Harding Road of 30' of record in Book 69, Page 445, said Register's Office. (3) Restrictive Covenants contained in instrument of record in Book 5051, Page 92, amended in Book 5197, Page 123, and in Book 5228, Page 718, Register's Office for Davidson County, Tennessee. (4) Easement for flow of Harpeth River. (5) Access Easement from McPherson Drive to TVA Easement as set out in Book 4624, Page 866, said Register's Office. (6) Easement and Right of Way for 250' electric power transmission line of record in Book 2271, Page 192, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__x__) Unimproved (____) property, known as **924 Beech Bend Drive, Nashville, Tennessee 37221**

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 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. 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 **29th** day of **June, 2017.**

LaJuana J. Fleming nka LaJuana Throgmorton

Charles Throgmorton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **LaJuana J. Fleming nka LaJuana Throgmorton and Charles Throgmorton,** the within named sellers, 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 Nashville, Tennessee, this **29th** day of **June, 2017.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21