Davidson County DEEDWARR Recvd: 07/26/17 09:07 3 pgs Fees:18.00 Taxes:1213.60 **20170726-0075383**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $328,000.00 Affiant Subscribed and sworn to before me, this 25th DAY OF July, 2017. Notary Public MY COMMISSION EXPIRES: 6/29/21 (AFFIX SEAL)

WARRANTY DEED

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

BMR17-1525

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley T. Pinson	Mortgage Investors Group	
1525 Oakland Acres Dr.	(NAME) 8320 East Walker Springs Lane	
(ADDRESS) Madison, TN 37115	(ADDRESS) Knoxville, TN 37923	051-15-0-039.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BECKY LEE AND KIM PARHAM, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRADLEY T. PINSON AND SPOUSE, BRETT MARSH, hereinafter called the Grantee(s), their heirs and assigns, that 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. 26 on the Plan of Section Eleven, Oakland Acres of record in Plat Book 3700, Page 26, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 26, which is a corner lot, fronts 162.0 feet on the Easterly margin of Oakland Acres Drive and fronts 170.14 feet on the Northerly margin of Walton Lane, said frontages being joined by a curve having a length of 39.28 feet, and extends back 195.13 feet on the Northerly line and 186.5 feet on the Easterly line, which is the Westerly margin of Leve Avenue, to a point of intersection.

Being the same property conveyed to James Ralph Dishman and wife, Reba Dishman by Warranty deed from Dorothy Love Core, a widow of record in Book 5711, page 155, Register's Office for Davidson County, Tennessee, dated February 16, 1981 and recorded on February 17, 1981. (Value or consideration shown in aforementioned deed $83,000.00.) The said James Ralph Dishman died October 21, 2013, leaving Reba Dishman as tenant by the entirety. The said Reba Dishman died on 5/21/2017, her estate having been probated in Docket No. 17P1036, in the Probate Court for Davidson County, Tennessee.

Being also known as 1525 Oakland Acres Dr. Madison, Tennessee 37115.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 3700, Page 26, Book 3928, Page 103, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1525 Oakland Acres Dr. , Madison, Tennessee 37115
(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), 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 25th day of July, 2017.

Becky Lee

Becky Lee

Kim Parham

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

On this the 25th day of July, 2017, before me personally appeared Becky Lee and Kim Parham to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of July, 2017.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)



RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

