WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203

File No. m1y6637

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170066436 DEEDWARR
Recvd: 08/02/17 12:34 2 pgs
Fees:13.00 Taxes:995.30
20170802-0078658

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$269,000.00.**

Carolyn D. Dale
Affiant

Subscribed and sworn to before me this 1 day of Aug, 2017

Notary Public
My Commission expires: 6/14/2020
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
James H. Finney	Mortgage Investors Group	142-08--0-A-017.00CO
7528 Sawyer Brown Rd., 107 Fox Trail, #17	8320 East Walker Springs Ln, Ste#200	
Nashville, TN 37221	Knoxville, TN 37923	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Carolyn D. Dale, married**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **James H. Finney and Darla J. Finney, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit 17 on the Plan of Phase I Coronada (Coronado), Town Home Condominiums, of record in Book 4860, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with appurtenant Interest in the common elements of Coronado, a Condominium, a horizontal property regime by Master Deed of record in Book 4901, Page 679, amended in Book 5202, Page 329, Book 5306, Page 241; Book 5522, Page 675; and Book 5869, Page 269, said Register's Office.

Being the same property conveyed to Carolyn D. Dale, an unmarried women, by Deed from Karen Lynne Doroll, an unmarried women, on January 30, 2014, or record in Instrument No. 20140130-0008530, Register's office for Davidson County, Tennessee.

The above legal description is also hereby correcting an error in the spelling of "Coronada" as stated correctly in plat.

Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 4860, page 26, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4901, page 679, amended in Book 5702, Page 329; Book 5306, Page 241; Book 5522, Page; 675; and Book 5869, Page 269, Register's Office for Davidson County, Tennessee.

This is improved property known as: **107 Fox Trail, #17, Nashville, TN 37221**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 1, 2017.

Carolyn D. Dale

Carolyn D. Dale

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Carolyn D. Dale** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 1, 2017

My commission expires 10/14/2020

Notary Public

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY