WHEN RECORDED RETURN TO:
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M176753

ADDRESS NEW OWNER: Kristi Duvall

1518 Lewis Road
Madison, TN 37115

SEND TAX BILL TO: Mortgage Investors Group
8320 East Walker Springs Lane, Ste. 200
Knoxville, TN 37923

MAP-PARCEL NOS. 051100A10300CO

BILL GARRETT, Davidson County
Trans:T20170070513 DEEDWARR
Recvd: 08/15/17 08:54 2 pgs
Fees:13.00 Taxes:629.00
20170815-0083441

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Constance R. Swinehart*and Ronald L. Swinehart, wife and husband** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Kristin Duvall, unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or ~~parcel of~~ land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

* FKA Constance R. Yunker (CRS RLS CS, HIP

Land in Davidson County, Tennessee, being Unit No. 1518 on the Plan of Oakland Trace ~~PUD of~~ record in Plat Book 6250, Page 906, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Constance R. Yunker, an unmarried woman, and Ronald Swinehart, an unmarried man, from Jenness Graham Schulmann, married, by Warranty Deed recorded on August 26, 2010, in Instrument No. 20100826-0067519, Register's Office for Davidson County, Tennessee. Constance R. Yunker and Ronald Swinehart have since married, Constance R. Yunker is now known as Constance R. Swinehart. Ronald Swinehart is one and the same person as Ronald L. Swinehart.

This is property with a common address of 1518 Lewis Road, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantees.(1) All matters appearing on the Plan of record in 6250, Page 498, and Book 6250, Page 906, Register's Office for Davidson County, Tennessee.(2) Declaration of Covenants, Conditions and Restrictions in Book 6840, Page 637, as amended in Instrument No. 20010629-0069331, said Register's Office.(3) Rules and Regulations in Instrument No. 20151008-0102666, said Register's Office.(4) Stormwater Detention Agreement in Book 6537, Page 774, said Register's Office.(5) Charter for Homeowners Association in Book 6563, Page 611, said Register's Office.(6) Quitclaim Deed to Homeowners Association in Book 6859, Page 183, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 8th day of August 2017.

x Constance R Swinehart FKA Constance R. Yunker
Constance R. Swinehart FKA Constance R. Yunker

x Ronald L Swinehart by Connie Swinehart, his attorney in fact
Ronald L. Swinehart by Connie Swinehart, his attorney in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Constance R. Swinehart FKA Constance R. Yunker,** with whom I am personally acquainted, or who 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 office this 8th day of August 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

On this 8th day of August 2017, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Connie Swinehart, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Ronald L. Swinehart, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Power of Attorney recorded in Instrument No. 20170808-0080914 in Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 8th day of August 2017.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $170,000.00.

Affiant

Subscribed and sworn before me this 8th day of August 2017.

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

Notary Public
My Commission Expires: 4-28-19

File No. 1708K212