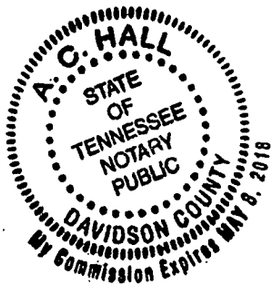
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 278,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of September, 2017

Notary Public:

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Jerod D. Bruner	Mtg Investors Group	Parcel ID:
2616 Brownwood Drive	6320 E. Walker Springs Ln ste 200	07303003400
Nashville, TN 37214	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 considerations, the receipt of which is hereby acknowledged, we

Billie Lou J. Hancock, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Jerod D. Bruner and Nicole P. Bruner, 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. 56, on the Plan of Sutherland Heights, Section Two, of record in Book 2663, Page 58, Register's Office for said County.

Said Lot No. 56 fronts 85.0 feet on the southeasterly side of Brownwood Drive and extends back 238.8 feet on the northeasterly line and 307.4 feet on the southwesterly line to a dead line in the rear measuring 142.0 feet.

Being the same property conveyed to William Edward Hancock and wife, Billie Lou J. Hancock by deed from Robert H. Neill and wife, Betty E. Neill, of record in Book 3309, Page 193, said Register's Office, dated November 7, 1961. The said William Edward Hancock died August 30, 2007, and title vested in Billie Lou J. Hancock as surviving tenant by the entirety.

This conveyance is subject to Restrictive Covenants of record in Book 2745, Page 403 amended in Book 2795, Page 97, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2663, Page 58, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2616 Brownwood 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. 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.

BILL GARRETT, Davidson County
Trans: T20170078688 DEEDWARR
Recvd: 09/08/17 10:28 2 pgs
Fees: 13.00 Taxes: 1028.60
20170908-0092406

Witness my hand this 1st day of September, 2017.

Billie Lou J. Hancock

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 Billie Lou J. Hancock, 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 at Nashville, Tennessee, this 1st day of September, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.