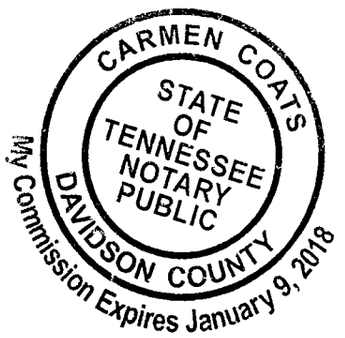
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of SEPTEMBER, 2017

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Russell Hickman and Jill Hickman	MORTGAGE INVESTORS GROUP	025 12 0 045.00
(NAME)	(NAME)	
708 Cerro Vista Drive	8320 E WALKER SPRINGS LN STE 200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	KNOXVILLE, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Thirty-Six Thousand And No/100 Dollars ($236,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John T. Kizer, Jr., a single man, and Carol Ann Bodman, a married woman, as tenants in common**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Russell Hickman and Jill Hickman, 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. 44 on the Plan of Clark Place, Section Four, in the Tenth Civil District of Davidson County, a plat of which is of record in Book 2331, Page 74, Register's Office of 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 Ruth K. Kizer by Warranty Deed from Miss Elaine Roscoe, E. H. Drake and H. R. Drake dated February 8, 1957 and recorded February 21, 1957 in Book 2638, Page 346, in said Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to John T. Kizer, Sr. and Ruth Jean Kizer Living Trust by Quitclaim Deed from John T. Kizer, Sr. and wife Ruth J. Kizer dated July 13, 1999 and recorded July 20, 1999 in Book 11580, Page 10, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to John T. Kizer, Jr. and Carol Ann Bodman, as tenants in common by Quitclaim Deed from John T. Kizer, Jr. and Carol Ann Bodman, Co-Trustees of the John T.

File Number: GRN-176308SSO

Bill Garrett Davidson County
Batch# 5740 **DEEDWARR**
09/28/2017 03:13:35 PM 2 pgs
Fees: $13.00 Taxes: $873.20

20170928-0099527

Kizer, Sr. and Ruth Jean Kizer Living Trust dated November 27, 2015 and recorded December 4, 2015 as Instrument No. 20151204-0122423, in said Register's Office for Davidson County, Tennessee.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 708 Cerro Vista Drive, Goodlettsville, TN 37072

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, has 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 our hands this 20 day of September 2017

John T. Kizer Jr.
John T. Kizer, Jr.

Carol Ann Bodman by John T. Kizer Jr. as attorney in fact
Carol Ann Bodman, by John T. Kizer, Jr as attorney in fact

STATE OF Tennessee
County OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared John T. Kizer, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and further acknowledged that they executed the foregoing instrument on behalf of Carol Ann Bodman, as Attorney-in-fact, and acknowledged that he executed the same as the free act and deed of the said Carol Ann Bodman, for the purposes therein contained.

Witness my hand and official seal, this the 14 of September, 2017.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-176308SSO