WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11 day of October, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-1-2020

(AFFIX SEAL)

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Murfreesboro , 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Peter A. Stewart	Mortgage Investors Group	033 15 0 040.00
(NAME)	(NAME)	
901 Apple Valley Road	8320 East Walker Springs Lane, Ste 200	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Two Hundred Eighteen Thousand And No/100 Dollars ($218,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patricia Rickman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Peter A. Stewart, an unmarried man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 183, on the Plan of Primrose Acres, Section II, as of record in Book 2900, Pages 43 and 44, Register's Office for said County.

BEGINNING at a point in the north margin of Apple Valley, Road, the common corner of Lots Nos. 182 and 183 and extends northwardly with the line between said lots, 327.4 feet to a point in the south margin of Lot No. 184; thence westwardly 124.8 feet to a point in the easterly margin of Hamblen Drive; thence with said margin southwardly 307.77 feet to a concrete monument which marks the beginning of a curve with a radius of 25 feet; thence with said curve to the south and then to the east 39.27 feet to a concrete monument in the north margin of Apple Valley Road; thence eastwardly 100 feet to the beginning.

Being the same property conveyed to Herman R. Jones and wife, Minnie L. Jones by Warranty Deed from Alvin E. Boyd and wife, Meda B. Boyd dated October 17, 1968 and recorded October 18, 1968 in Book 4279, Page 824, in said Register's Office for Davidson County, Tennessee. The said Herman B. Jones having died on April 21, 2014 leaving Minnie L. Jones as the surviving tenant by entirety. The said Minnie L. Jones having died on June 9 2016, leaving Patricia Rickman as her sole heir at law, Probate Case 16P1567, Circuit Court, Probate Division, Davidson County, Tennessee

File Number: MFR-176899SSO

Bill Garrett Davidson County
Batch# 12859 **DEEDWARR**
10/12/2017 12:42 PM 2 pgs
Fees: $13.00 Taxes: $806.60

20171012-0104725

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 901 Apple Valley Road, Madison, TN 37115

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 11th day of October, 2017.

Patricia Rickman

Patricia Rickman

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Patricia Rickman, the bargainor, 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.

Witness my hand and official seal, this the 11th of October, 2017.

Notary Public

My Commission Expires: 10.20.19

(SEAL)

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File Number: MFR-176899SSO