This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW17576

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M17-7231

Bill Garrett Davidson County
Batch# 35396 DEEDWARR
12/08/2017 10:28:13 AM 2 pgs
Fees: $13.00 Taxes: $902.80

20171208-0125405

Send Tax Bills To:
Mortgage Investors Grup
8320 Walker Springs Ln, Ste 200
Knoxville, TN 37923

New Owner is:
Michelle McMillen and Russell McMillen
5903 Kinsdale Drive
Nashville, TN 37211

MAP: 172-08-0-002.00
PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Justin M. Prine and Heidi N. Prine, husband and wife,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Michelle McMillen and Russell McMillen, wife and husband**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 112 on the Plan of Forest Acres Estates, Section One, as of record in Book 3700, Page 2, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Justin M. Prine and Heidi N. Prine, husband and wife, by Quitclaim Deed from Justin M. Prine and Heidi N. Prine (f/k/a Heidi N. Butler), dated 9/14/15 and recorded 9/22/15 in Instrument Number 20150922-0096068; and the same property previously conveyed to Justin M. Prine and Heidi N. Butler, husband and wife, by Warranty Deed from Robert Walden, as Executor of the Estate of Marguerite Tyne, dated 9/15/09 and recorded 9/18/09 in Instrument Number 20090918-0087274, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 17 day of November, 2017.

GRANTOR:

Justin M. Prine

Heidi N. Prine

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Justin M. Prine and Heidi N. Prine**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 17th day of November, 2017.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My commission Expires: 11-5-18

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $244,000.00.

Affiant

SWORN TO and subscribed before me this 17 day of November, 2017.

NOTARY PUBLIC
My commission expires: 11-5-18

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY